

# **TOWN OF HUDSON**



## Zoning Board of Adjustment

Gary M. Daddario, Chairman Marilyn E. McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### MEETING AGENDA – March 25, 2021

#### **COVID-19 Meeting Procedure**

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment will hold a public meeting & hearing electronically by remote video & conference call and physically at the **Hudson Community Center**, **12 Lions Ave**, on **Thursday, March 25, 2021, at 7:00 PM**. Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 4:30 pm, March 25, 2021; or 2) Mail by March 22, 2021 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For the public to participate and comment, please follow the instructions on the town website: <u>https://www.hudsonnh.gov/bc-zba/page/public-hearing-process</u> or call (603) 886-6008 prior to 4:00 PM of the meeting date. Applications on the agenda may be viewed online at: <u>https://www.hudsonnh.gov/bc-zba</u> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or 20.

The following items before the Board will be considered:

#### I. CALL TO ORDER

#### II. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

- 1. <u>Case 198-079 (03-25-21)</u>: Shawn Lussier, **18 Lorraine Street, Hudson, NH** requests a Variance to replace 2 existing sheds with one new 16' x 20' shed in a proposed location which encroaches 10 feet into the rear setback leaving 5 feet where 15 feet is required. [Map 198, Lot 079-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
- <u>Case 191-099 (03-25-21)</u>: Karen Bastarache, **52 Belknap Rd, Hudson, NH** requests a Variance for the addition of a second story with no footprint increase to an existing non-conforming structure (house and garage). [Map 191, Lot 099-000; Zoned Residential-Two (R-2); HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31 A, Alteration and expansion of nonconforming structures].
- <u>Case 197-174 (03-25-21)</u>: Richard L. Garland, 3 Spruce St., Hudson, NH [Map 197, Lot 174-000; Zoned Town Residence (TR)] requests the following:
  - a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: to allow an existing 15' x 7' shed to remain in its current location which encroaches into the side and rear yard setbacks 9' and 3' respectively, where 15 feet is required as shown on the Proposed Plot Plan dated July 16, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
  - b. A Variance to allow the construction of a 420 sqft. Accessory Dwelling Unit to encroach 4 feet into the front yard setback leaving 26 feet where 30 feet is required. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
- <u>Case 129-094 (03-25-21)</u>: Roger A. Chopelas, 11 St Laurent Dr., Hudson, NH requests a Variance to construct an 874 sqft. Accessory Dwelling Unit where 750 sqft. maximum is allowed. [Map 129, Lot 094-000; Zoned Residential-Two (R-2); HZO Article XIIIA, Accessory Dwelling Units, §334-73.3 H, Provisions].

#### III. REQUEST FOR REHEARING: None

#### **IV. REVIEW OF MINUTES:**

02/25/21 edited Minutes

#### V. OTHER:

1. Home Occupation Special Exception Application- Discussion for proposed draft amendment on retail sales.

Bruce Buttrick

Zoning Administrator



# **TOWN OF HUDSON**

## Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

## Zoning Administrator Staff Report Meeting Date: March 25, 2021 38 3-16-21

<u>Case 198-079 (03-25-21)</u>: Shawn Lussier, 18 Lorraine Street, Hudson, NH requests a Variance to replace 2 existing sheds with one new 16' x 20' shed in a proposed location which encroaches 10 feet into the rear setback leaving 5 feet where 15 feet is required. [Map 198, Lot 079-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

Address: 18 Lorraine St Zoning district: Town Residence (TR)

#### Summary:

Applicant requests a Variance to erect a 16 ft. x 20 ft. shed (where 2 existing non-conforming sheds are) which would encroach 10 ft, leaving 5 ft setback, where 15 ft is required.

#### **Property description:**

Developed conforming lot of record (oversized), with 110 ft frontage where 90 ft required and 19,994 sq ft where 10,000 sq ft required. Single family (residential use).

#### **HISTORY:**

No B.P. permits on record, but due to size: <200sqft does not need a B.P., but would still need to satisfy Z.O.

No Code Enforcement on existing non-conforming sheds.

#### Attachments:

"A" Assessing record. "B" 2020 Aerial

Previous Assessments           Year         Code         Building Yard Items Land Value Acres Special Land         Tota												
Year	Code	nonnabed source this base of the second source of the second second second second second second second second s	Yard Items	Land Value		Special Land	Total					
	101 - ONE FAMILY		0	92,100	0.46	0.00	236,500					
2020	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
2019	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
2019	101 - ONE FAMILY	101.010010010010010100-000000-0000000000	0	92,100	0.46	0.00	236,500					
2018	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
2018	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
2017	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
a da anna an an anna an an an an an an an a	101 - ONE FAMILY		0	88,000	ind Science International Science	0.00	216,400					
2017	101 - ONE FAMILY	144,400	0	92,100	0.46	0.00	236,500					
2016	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
>,		128,400	0	88,000	0.46	0.00	216,400					
2015	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2015	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2014	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2014	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2013	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2013	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2012	101 - ONE FAMILY	128,400	0	88,000	0.46	0.00	216,400					
2012	101 - ONE FAMILY	136,600	0	117,300	0.46	0.00	253,900					
2011	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2011	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2010	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2010	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2009	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2008	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2008	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2007	101 - ONE FAMILY	116,200	0	117,300	0.46	0.00	233,500					
2007	101 - ONE FAMILY	123,300	0	88,000	0.46	0.00	211,300					
2006	101 - ONE FAMILY	123,300	0	88,000	0.46	0.00	211,300					
2006	101 - ONE FAMILY	123,300	0	88,300	0.47	0.00	211,600					
2005	101 - ONE FAMILY	123,300	0	88,300	0.47	0.00	211,600					
2005	101 - ONE FAMILY	123,300	0	88,300	0.47	0.00	211,600					
2004	101 - ONE FAMILY	123,300	0	88,300	0.47	0.00	211,600					
2004	101 - ONE FAMILY	96,700	0	67,300	0.47	0.00	164,000					
2003	101 - ONE FAMILY	96,700	0	67,300	0.47	0.00	164,000					
2003	101 - ONE FAMILY	96,700	0	67,300	0.47	0.00	164,000					
2002	101 - ONE FAMILY	96,700	0	67,300	0.47	0.00	164,000					
2002	101 - ONE FAMILY	96,700	0	67,300	0.47	0.00	164,000					
2001	101 - ONE FAMILY	70,300	0	44,500	[	0.00	114,800					
2000	101 - ONE FAMILY	68,800	1,500	44,500	0.47	0.00	114,800					

### **Previous Assessments**

http://hudsonnh.patriotproperties.com/g\_previous.asp

3/16/2021

₽¥

腾

#### 2020 Aerial (showing the two existing sheds:





FOR A VARIANCE
Entries in this box are to be filled out by Land Use Division personnel Case No. $198 - 079(03 - 25 - 21)$ Date Filed $3/5/21$
Map: <u>198</u> Lot: <u>079</u> Zoning District: <u>TR</u>
HUDSON NH 03051 LUSSIER
Hudson NH 03051 <u>3/1/21</u> Date <u>3/1/21</u> Date

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land I	Jse Division pe	rsonnel
COST:Application fee:Direct Abutters xJaIndirect Abutters x\$0.55 =Total amount due:	\$130.00 33.20 6.60 \$169.80	Date received: $\frac{3/5/21}{100000000000000000000000000000000000$
Received by:		Receipt No.: <u>632, 327</u>
By determination of the Zoning Administrator or Departmental review is required:	Building Inspect	tor, the following
Engineering Fire Department	Healt	h Officer Planner

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following requirements/checklist pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applicant Staff Initials Initials 50 The applicant must provide 13 copies including the original of the filled-out application \_Tlr\_ form, together with this checklist and any required attachments listed. (Paper clips, no staples) Before making the 13 copies, please review the application with the Zoning TĿ Administrator or staff. 1 A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) TC prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office) TG-N/A A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.

and the state of the second	PLOT PLAN-	4. 5
SC	Except for requests pertaining to above-ground pools (shed), decks and use variances,	NIA (TS)
	the application must include a copy of a certified plot plan from a licensed land	1º CP
	surveyor. The required plot plan shall include all of the items listed below. Pictures and	1
	construction plans will also be helpful. (NOTE: it is the responsibility of the applicant	
	to make sure that all of the requirements are satisfied. The application may be deferred if	
П.	all items are not satisfactorily submitted):	
a)_ <u>N/</u> A	The plot plan shall be drawn to scale on an $8\frac{1}{2}$ " x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.	
b) NA	The plot plan shall be up-to date and dated, and shall be no more than three years old.	
C) NIA	The plot plan shall have the signature and the name of the preparer, with his/her/their seal.	
d) 9	The plot plan shall include lot dimensions and bearings, with any bounding streets and	
, <u></u>	with any rights-of-way and their widths as a minimum, and shall be accompanied by a	
	copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at	
1.	the Land Use Division.)	
e)_ <u>NIA</u>	The plot plan shall include the location and dimensions of existing or required services,	
	the area (total square footage), all buffer zones, natural features, any landscaped areas,	
	any recreation areas, any safety zones, all signs, streams or other wetland bodies, and	
4	any drainage easements.	
f) <u>N/A</u>	The plot plan shall include all existing buildings or other structures, together with their	
т) <u>түү</u> g) <u>д//А</u>	dimensions and the distances from the lot lines, as well as any encroachments.	
g) <u>∧/[}</u>	The plot plan shall include all proposed buildings, structures, or additions, marked as	
1.	"PROPOSED," together with all applicable dimensions and encroachments.	
h) <u>N</u> A	The plot plan shall show the building envelope as defined from all the setbacks required	
	by the zoning ordinance.	aV .
i) <u>N H</u>	The plot plan shall indicate all parking spaces and lanes, with dimensions.	<u> </u>
The	unlicent has signed and doted this form to show his/her awareness of these requirem	ante

Signature of Applicant(s)

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, firstserved basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

#### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
199	063	ST. Hildire, Ruth	15 TESSIER ST Hudson NH 03051
198	078	LANE, THOMAS LANE, DEBORA	Hudson NH 03051
198	080	Brunelle, Michael Brunelle, Karen	2 WAYNEST HUDSON NH 03051
198	081	Crowin, Timothy Crowin Katie	4 WAYNEST Hudson NH 03051
198	106	Molinari, James	17 LOMAINE ST Hudson NH 03051
198	107	Sullivan Justin Sullivan Kristen	15 LOTTAINEST Hudson NH 03051
198	108	Moore, Justin	7 RHONA ST Hudson NH 03051
1918	079	Lussier Shawn Lussier Secret	18 LOMAINE ST Hudson NH 03057

#### ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
198	Dua	Barrett Thomas TR BARRETT MARGARET TT BARRETT REVOLABLE TRUST	17 tessier st Hudson NH 03051
198	064	EPPOlito JANet	13 TESSIER ST Hudson NH 03051
198	077	MASSOUYAN, RAPP.	HUDSON NHO3051
198	680	Mullin Lawrence Mullin MADeline	6 WAYNE ST Hudson NH 03051
198	083	LAROCK Richard LAROCK LOUISE	BUDAYNEST HUDSONNH 03051
(98	102	cieri Marc cieri Maria	5 WAYNE ST Hudson NH 03051
198	103	Bowen Keith	HUDSON NH 03051
198	104	NEISON DEBRA	I WAYNE ST Hudson NH 03051
198	105	FLOTCZAK ADAM FLOTCZAK MATY FLOTCZAK 2014 FAMILY TUST	IG LOMAINO ST HUDSON NH 03051
198	109	Pelletier suzANNE TR Pelletier MANNICE TR Pelletier Living Trust	LEGVENWORTH KS Leleous
198	116	LADUKE, AMY	Le RHONA ST Hudson NH 03051
1978		BOILD DEFFREY	Il LOTTAINEST Hudson NH 03051
- tees		,	

SENDER	8:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 198-079VARIANCE18 Lorraine StreetMap 198/Lot 079-0001 of 1
		ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting
1	201.4	1130 0001 8114 2860	LUSSIER, SHAWN M.; LUSSIER, SECRET M.	APPLICANT NOTICE MAILED
_	1010		18 LORRAINE ST., HUDSON, NH 03051	
2	ברחכ	, 1130 0001 8114 2877	ST. HILAIRE, RUTH M.	ABUTTER NOTICE MAILED
	1010		15 TESSIER STREET, HUDSON, NH 03051	
3	7010	1130 0001 8114 2884	LANE, THOMAS R.; LANE, DEBORA L.	ABUTTER NOTICE MAILED
	1070	777 7777 7777 7777	16 LORRAINE STREET, HUDSON, NH 03051	
4		7730 0007 9774 5947	BRUNELLE, MICHAEL J.; BRUNELLE, KAREN A.	ABUTTER NOTICE MAILED
	1070	TTO TTO TTO TTO TTO TT	2 WAYNE STREET, HUDSON, NH 03051	
5	7010	1130 0001 8114 2907	CRONIN, TIMOTHY E.; CRONIN, KATIE J.	ABUTTER NOTICE MAILED
<u> </u>	1070	101 54 500	4 WAYNE ST., HUDSON, NH 03051	
6			MOLINARI, JAMES D.	ABUTTER NOTICE MAILED
<u> </u>	1079	1130 0001 8114 2914	17 LORRAINE ST., HUDSON, NH 03051	
7	7078	1 1130 0001 8114 2921	SULLIVAN, JUSTIN W.; SULLIVAN, KRISTEN J.	ABUTTER NOTICE MAILED
	1070		15 LORRAINE ST., HUDSON, NH 03051	
8	2010	, 7730 0007 9774 5439	MOORE, JUSTIN	ABUTTER NOTICE MAILED
<u> </u>	1070	1001 1001 1001	7 RHONA STREET, HUDSON, NH 03051	
0			HUDSO	
9				
			A.	181
10	的理论的		Map ,	
11		クローバア 営業法 用いたまき たいし		
				\$\cont_\$
12	( <b>X</b> )		182	
			5	
		Total Number of pieces listed b sender 8	y Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)
L				in gett

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 198-079         VARIANCE           18 Lorraine Street         Map 198/Lot 079-000         1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/25/2021 ZBA Meeting
1	Mailed First Class	BARRETT, THOMAS M., TR.; BARRETT, MARGARET A., TR.; BARRETT REVOCABLE TRUST	ABUTTER NOTICE MAILED
2	Mailed First Class	17 TESSIER STREET, HUDSON, NH 03051 EPPOLITO, JANET A.	ABUTTER NOTICE MAILED
3	Mailed First Class	13 TESSIER STREET, HUDSON, NH 03051 MASSOUYAN, RAFFI	ABUTTER NOTICE MAILED
4	Mailed First Class	14 LORRAINE ST., HUDSON, NH 03051 MULLIN, LAWRENCE P.; MULLIN, MADELINE	ABUTTER NOTICE MAILED
5	Mailed First Class	6 WAYNE STREET, HUDSON, NH 03051 LAROCK, RICHARD J.; LAROCK, LOUISE M.	ABUTTER NOTICE MAILED
6	Mailed First Class	8 WAYNE STREET, HUDSON, NH 03051 CIERI, MARC V.; CIERI, MARIA	ABUTTER NOTICE MAILED
7	Mailed First Class	5 WAYNE ST., HUDSON, NH 03051 BOWEN, KEITH	ABUTTER NOTICE MAILED
8	Mailed First Class	16 TATE ST., HUDSON, NH 03051 NELSON, DEBRA A.	ABUTTER NOTICE MAILED
9	Mailed First Class	1 WAYNE STREET, HUDSON, NH 03051 FLORCZAK, ADAM C., TR.; FLORCZAK, MARY E., TR.; FLORCZAK 2014 FAMILY TRUST	ABUTTER NOTICE MAILED
10	Mailed First Class	19 LORRAINE STREET, HUDSON, NH 03051 PELLETIER, SUZANNE P., TR.; PELLETIER, MAURICE L.,TR.; PELLETIER LIVING TRUST	ABUTTER NOTICE MAILED
11	Mailed First Class	4509 PARK TEN COURT, LEAVENWORTH, KS 66048 LADUKE, AMY J.	ABUTTER NOTICE MAILED
12	Mailed First Class	6 RHONA STREET, HUDSON, NH 03051 BOIVIN, JEFFREY M.	ABUTTER NOTICE MAILED
13		11 LORRAINE ST., HUDSON, NH 03051	
14		LOWN OF HUD	
15		MAR 1 6 2021	<i>F</i>
	Total Number of pieces listed by sender 12	MAR 1 6 7021 Total number of pieces rec'vd at Post Office, Department Non-Direct First Class First C	Postmaster (receiving Employee)
	1	Non-Direct First Class	Page ·

#### APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article $V_{11}$ of HZO Section(s) <u>334-27</u>
To replace Qry 2 sheds currently in sot Back
with ONE New Shed. Encroachment would be
morder to permit the following change of use: To replace any 2 sheds currently in sot Back with ONE New Shed. Encroachment would be 5' from rear set Back, currently there is
2 feet

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Administrator, with the reasons for the denial being cited thereon.

#### FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to: ....
  - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
    - (1) The variance will not be contrary to the public interest;
    - (2) The spirit of the ordinance is observed;
    - (3) Substantial justice is done;
    - (4) The values of surrounding properties are not diminished; and
    - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
      - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
        - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
        - (ii) The proposed use is a reasonable one.
      - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance. New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

 Granting of the requested variance will not be contrary to the public interest, because: (Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

Granting of this variance will NOT be CONTRACT to Public intrest Because. the Shed will be New, Safe, and Matchin color and design of our home. T 2. The proposed use will observe the spirit of the ordinance, because: (Explain why you feel this to be true-keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.") The proposed will observe the spirit of the ordinance

because the shed will STORE LOWN EQUIPMENT, oundoor power equipment, and storage for Trems Theor would otherwise be subject to weather and/or UNSightly TARAS

3. Substantial justice would be done to the property-owner by granting the variance, because: (Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Substantial Justice would be done to the property Bocause I + will provide much needed Storage to th sperty while allowing for maximum use of proverty and Value to the property ding

4. The proposed use will not diminish the values of surrounding properties, because: (Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The proposed will Not Diminish the values of surrounding properties Because Their are Existing, less appealing another safe in the Location ( that were there when we nosed the property). The shed would be behind a ing le' fence (owned by us). One the neighbors an Kistina (e are not close to take The proposed (ocation)

 Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (Explain why you believe this to be true—keeping in mind that you must establish that,

because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way <u>and also</u> that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

Unique Fectures of my groperty that make Me request this are the following.

I have a sewer INMY front YARD that has a shallow Line Running Down MY ENTIRE Back Property line.

- I have trees on the right side that will not Allow Building on that side.

-I have a water Line Going from the Home to the Back side of the garbon

-I have an A/C compressor on the left of the house

ALL of these Items were in Place when we "purchased the Home.

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



## **TOWN OF HUDSON**

## Land Use Division



12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

#### **Zoning Determination #21-025**

Shawn Lussier 18 Lorraine St Hudson, NH 03051

#### Re: <u>18 Lorraine St Map 198 Lot 079-000</u> District: Town Residence (TR)

Dear Mr. Lussier,

#### **Zoning Review / Determination:**

The submitted plan indicates an encroachment of 10 ft into the required rear setback of 15 ft, leaving 5 ft of setback, for the placement of a  $16 \times 20$  storage shed.

To continue with this proposal you would need to do the following: Obtain a variance from the ZBA for relief from §334-27 <u>Table of Minimum Dimensional</u> <u>Requirements</u>, for 5 ft where 15 ft is required.

Sincerely,

Bruce Buttrick

Bruce Buttrick, MCP Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

cc: Public Folder D. Groth, Town Planner File

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.* 



### COMMUNITY DEVELOPMENT DEPARTMENT 12 School Street Hudson, NH 03051 (603)886-6005 www.hudsonnh.gov



# Town of Hudson

### REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request	02/10/2021
Property Location	18 Lorraine St.
	Map <u>198</u> Lot <u>79</u>
Zoning District if known	TR
Zoning	<u>Type of Request</u> District Determination ☐ <i>Use</i> Determination <b></b> ☐ Process for Subdivision/ Site Plan if required ☐Other
Description of request	/ determination: (Please attach all relevant documentation)
To build a 16'	x20' storage shed on back side of property. lly fenced in. I will be 5 ft from back fence.
rioperty is in	illy lended in. I will be 5 it flow back lende.
Applicant Contact In	formation:
	vn Lussier Lorraine St Hudson Nh. 03051 -305-1857
[	T-0(C
	For Office use
ATTACHMENTS: 1 NOTES:	TAX CARD GIS
ZONING DETERM	INATION LETTER SENT  DATE:

MAP ROPERTY LOCA		07		0110									of 1 .RD	ILUII.	DENTIA		udson			APPR	AISED:		236,		236,50
		LOT		SUB								C/	RU				uuson				VALUE:		236,		236,50
				. then				AISAL SU						-							ESSED:		236,	500/	236,50
No Alt No 18	LORRAINE	rection/S		ty	Use Co	ode	Land S	Size Build 0.459	ling Value 144,4		rd Items	Land	Value 92,100	Tota	al Value 236.5	500	Leg	al Desci	riptior	1	1	Jser A	CONTRACTOR OF A	1500	
1999	LURRAINE							0.455	144,	+00			52,100		200,0							378 GIS F			
WNERSHIP	0110100104	Unit#	:																			GIS r	cer		
Owner 1: LUSSIER, 5 Owner 2: LUSSIER, 5																						GIS F	Of		-
Owner 3:	SECRET M.	-			Total Car	d		0.459	144,	400			92,100		236,5	500	E	intered Lo	t Size			010 1	(CI	di sana sa di	•
Street 1: 18 LORRAI	INF ST				Total Pare	51 State		0.459	144,	(10)(D)			92,100		236,5			al Land: 0				nsp D	ate	Dat	riot
Street 2:					So	urce: N	larket A	dj Cost	Tota	al Value p	per SQ un	it /Card:	141.79	/Pa	arcel: 14	1.79	Land Uni	it Type: A	C		11	7/01	ate	I Prope	rties Inc.
wn/City: HUDSON					PREVIC		CCEC	MENT						P	Parcel I		98-079-000							USER DEF	INED
St/Prov: NH	Cntry	04	Own	Occ:	Tax Yr				Yrd Items	Land S	Size Lan	d Value	Total Value				Notes		D	ate	<sup>יי</sup> ר	378!		Prior Id # 1:	
Postal: 03051			Type:	:			FV	144,400			.459	92,100	236,50				r End Roll	8	/27/202		PRIN	т		Prior Id # 2:	
REVIOUS OWNE	R	8 d			La contra contra		JB	144,400			.459	92,100	236,50		236,50	00 Yea	r End Roll	5	/6/2020		Da		Time	Prior Id # 3:	0000
Owner 1: CARIGNAN							FV	144,400			.459	92,100	236,50				r End Roll		/16/201		03/01/	-	0:29:57	Prior Id # 1:	
Owner 2: -					1000 March 10		JB	144,400			.459	92,100	236,50	414			r End Roll		/8/2019				0.25.57	Prior Id # 2:	
Street 1: 26 SLAVIN	DR.						FV	144,400			.459	92,100	236,50				r End Roll		/27/201			REV	Time	Prior Id # 3:	
wn/City: PELHAM					the second s		JB	144,400			.459	92,100	236,50				r End Roll		0/26/20		Da	-		Prior Id # 1:	
St/Prov: NH	Cntry				1.		FV PV	144,400 144,400		222	.459 .459	92,100 92,100	236,50		and the second sec		r End Roll r End Roll		/28/201		08/07/		14:58:32	Prior Id # 2:	
Postal: 03076		1-									- Non processing		230,30	U	200,00	JU Tea						amym		Prior Id # 3:	
ARRATIVE DESC	RIPTION				SALES			1			AX DIST							PAT	ACC			6378		ASR Map:	
his parcel contains .4	59 ACRES of					Grantor		Legal Ref	Туре			le Code	Sale	Contract of the second s	V Ts		rif	_		Notes	_			Fact Dist:	
NE FAMILY with a R					CARIGN	AN, CYP	NIH	9072-2506 7829-2054		5/14/2018 3/26/2007		TRANS		C.5 C. S. O. S.	No No No No									Reval Dist:	
965, having primarily					WELLS F	ARGO	BAN	7801-1804		1/26/2007					No No									Yea	000
ith 1 Unit, 1 Bath, 0 3	8/4 Bath, 1 Hal	Bath, 6 F	Rooms, a	and 3	WELLS F			7751-1462		9/27/2006		CLOSURE		39,900										LandReason	n;
drms. THER ASSESSM	ENTS				MALLEY	0.0100		6639-1693		5/28/2002		0200011		223,000										BldReaso	n:
Code Descrip/No		ount	C	Com. Int	MALLEY	torreise torre to the second		6543-2551				Y TRANS			No No	)								CivilDistrict:	
					MALLEY	, THOM	AS/	6086-0106		3/31/1999	UNCL	ASSIFIED			No No	)								Ratio:	
					RIOUX, I	DAVID /		5552-588		5/31/1994	4		1	06,000	No No	)								<u>.</u>	
					BUILDI		RMIT	S										ACTIVI	TY IN	FORM	ATION				
					Date		umber	Descrip	Amoun	t C/O	Last Visit	Fed Co	de F.D	escrip		Comm	nent	Date			Result		By	N	ame
ROPERTY FACT				-	7/9/2018	2018	3-00667	MECHANIC	3,5	00 C								6/20/20	17 Fiel	d Revie	W		12	TECH ASMN	Т
tem Code Descri				Description														10/12/20	11 Mea	asured			14	APPR TECH	4
Z TR TOWN	IRES	water		TOWN WATE							×							8/17/20					6	RB	
0		Sewer	2	TOWN SEWE	4					_								1949325510000	06 Nev				7	DC	
n Concuer		Electri			┦					-									01 Insp				0	PATRIOT	
Census: Flood Haz: C		Exmpt														_			01 Mea 91 Inst				0	PATRIOT	
D D		Торо	8	LEDGY														5/3/19	a ins	lecied			2	ANTIAR	
s		Street	-			-																			
t		Gas:																Sign						Í	1
AND SECTION (F	First 7 lines				1													Sign:	VER	FICATIO	DIN OF VIS	HT NOT	CATA		_/
Use Description LL	JC No of Unite	Depth	/ Un	nit Type Lan	d Type	LT	Base	Unit	Adj Ne		h Neigh	Infi 1	% Infi	2 %	Infi 3	8 %	Appraised	I Alt Class		Spec		act U	se Value	Notes	
tode Family Family	act 0.459	PriceUr	nits	EACRE SITE		actor	Value	Price	1.83 RE	Intil	u Mod					_	Value 92,14			and	Code	_	92,100		
101 ONE FAMILY	0.45	,	511	EACRE SITE				5 110,000.	1.63 RE		-				-		92,14	+/					92,100		
																_						_			
													A												
											1														
																							- 1 		
																						1			
Total AC/HA: 0.4590	0	Total SI	F/SM: 1	9994	Parce	I LUC:	101 0	ONE FAMILY	F	rime NB	Desc RE	S AVG					Total: 9	92,147	Spl Cre	dit		Tot	al: 93	2,100	

EXTERIOR INF	ORMATION	BATH FEAT	URES	COMMENTS		SKETCH							
	- RAISED RANCH	Full Bath 1	Rating: AVERAGE										7
Sty Ht: 2		A Bath:	Rating:							3		16 <sup>WDK</sup>	
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:					]					-
Foundation: 6		A 3QBth	Rating:	-									
Frame: 1		1/2 Bath: 1	Rating: AVERAGE						PAT	8	WDK		
Prime Wall: 04		A HBth:	Rating:								PAT		
		OthrFix:	Rating:	RESIDENTIAL G	RID		15		10				1
Roof Struct: 1 -		OTHER FEA	TURES	1st Res Grid Desc	CONV # Units	1				5		11	
Roof Cover: 1		Kits: 1	Rating: AVERAGE		D K FR RR BR FB HB L	0							
Color: WHI		A Kits:	Rating:	Other									
View / Desir:		Frpl: 1	Rating: GOOD	Upper									
	ODMATION	WSFlue:	Rating:	Lvl 2									
GENERAL INFO		CONDO INF		Lvl 1									
Grade: C - A		Location:	ORMATION	Lower		22	2	,	SFL	2	2	SFL	22
Year Blt: 1965	Eff Yr Blt:	Total Units:		Totals RMs: 6	BRs: 3 Baths: 1 HB	1			FFL			GAR	
Alt LUC:	Alt %:	Floor:											
Jurisdict:	Fact:	% Own:		REMODELING	RES BREAKDOWN								
Const Mod				Exterior:		٤							
Lump Sum Adj	j:	Name:	101	Interior:	1 6 3	VI I							
INTERIOR INFO	ORMATION	DEPRECIAT		Additions:				2	30			12	
Avg Ht/FL: STD		Phys Cond: A	V - Average	32. % Kitchen:								357	-
Prim Int Wal 1		Functional:		% Baths:					SFL				
Sec Int Wall:	%	Economic:		% Plumbing:									
Partition: T	10.0	Special.		% Electric:	Totals								
Prim Floors: 04		Override:		% Heating: 2018	and the second s								
Sec Floors: 03	0.000.007.000.000		Total:	32 % General:	1 6 3	SUB AREA					SUB A	REA DETAIL	*:
Bsmnt FIr:	- TIANDWOO 30 /8	OALO OOMIN		COMPARABLE SAI	EC					ndepr Value		% Descrip	% Qu #Ten
Subfloor:			SQ: 108.00	procession of the second state of the second s			COND FLR	1,008	111.990	112,881	Area I	Jsbl	Туре Сси # тен
	_		Adj.: 1.03956842	Rate Parcel ID	Typ Date Sale Pri	FFL FIRE	ST FLOOR	660	111.990	73,910			
Bsmnt Gar:	TUDIOAL		Adj.: 0.99743396				RAGE	264	44.420	11,728			
Electric: 3			SQ: 111.985			PAT PAT		208	8.110	1,686			
	- TYPICAL	Other Featu	ires: 9117			WDK WOO	OD DECK	176	16.910	2,977			3
Int vs Ext: S		Grade Fac	ctor: 1.00										
Heat Fuel: 2	0.520.63632	NBHD	Inf: 1.00000000	-									
	- FORCED HW	NBHD N	/lod:	WtAv\$/SQ: Av	Rate: Ind.Val	Not	Sketched Area: 2,3*	6	Total:	203,182			
# Heat Sys: 1		LUC Fac	ctor: 1.00			Size Ad	1668 Gross Area		2316 FinArea	1668			
% Heated: 100		Adj T	otal: 212299	Juris. Factor:	Before Depr: 111.99	Size Au	1000 GIUSS AIE	a	2310 FINAIea	1000			II
Solar HW: NO	Central Vac: NO	Depreciat	tion: 67936	Special Features: 0	Val/Su Net: 62.35		IN	AGE		4	73	Detriet De	
		Depreoiu		Final Total: 14440	0 Val/Su SzAd 86.57					Assess.	Pro	Patriot Pr	operties, Inc
% Com Wal	% Sprinkled		otal: 144363	Tillal Total. 14440					The second second				
% Com Wal	% Sprinkled	Depreciated To	otal: 144363 Model:	Serial #	Yea	: Color:			Charles in				
MOBILE HOME	% Sprinkled Make:	Depreciated To			Yea	and the second sec			Contraction of the second				
MOBILE HOME SPEC FEATUR	% Sprinkled Make: RES/YARD ITEMS	Depreciated To	Model:	Serial #	Yea PARC	EL ID 198-079-000	Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled Make: RES/YARD ITEMS ion A Y/S Qty	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea	EL ID 198-079-000	. Value		-				1 1 1
MOBILE HOME SPEC FEATUR	% Sprinkled Make: RES/YARD ITEMS	Depreciated To Size/Dim Qua	Model:	Serial #	Yea PARC	EL ID 198-079-000	. Value				him	Stadia.	
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled Make: RES/YARD ITEMS ion A Y/S Qty	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value			a	-		
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled Make: RES/YARD ITEMS ion A Y/S Qty	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value	100 C		TEST,			
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value			EET.		-1 11	
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Depreciated To Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						
MOBILE HOME SPEC FEATUR Code Description	% Sprinkled       Make:       RES/YARD ITEMS       ion     A Y/S Qty       D     Y     1 10xi	Size/Dim Qua	Model: al Con Year Un	Serial #	Yea PARC	EL ID 198-079-000	. Value						

ShawN Lussier 16x20' STORAGE ShED will be 5' FROM all PROPARTY LINES

18 LOTTAINE ST





**Transaction Receipt** 

Created 3/08/2021

Printed

3/08/2021

9:04AM

8:58 AM

### Town of Hudson, NH 12 School Street Hudson, NH 03051-4249

	Description		Current Invoice	<u>Payment</u>	<u>Balar</u>	ice Due
1.00	Zoning Application- 03 18 Lorraine Street Map/Lot 198-079-000	-25-21 ZBA M	leeting			
	Variance Application		0.00	169.8000		0.00
				Total:		169.80
Remitter		Рау Туре	Reference	Tendered	Change	Net Paid
Shawn Lus	ssier (JEANNE D'ARC CU)	CHECK	MO # 0000829338	169.80	0.00	169.80
				Total Due:		169.80
				Total Tendered:		169.80
				Total Change:		0.00
				Net Paid:		169,80



# **TOWN OF HUDSON**





12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

## Zoning Administrator Staff Report Meeting Date: March 25, 2021 98 3-17-21

<u>Case 191-099 (03-25-21)</u>: Karen Bastarache, **52 Belknap Rd, Hudson, NH** requests a Variance for the addition of a second story with no footprint increase to an existing non-conforming structure (house and garage). [Map 191, Lot 099-000; Zoned Residential-Two (R-2); HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31 A, Alteration and expansion of nonconforming structures].

Address: 52 Belknap Rd Zoning district: Residential Two (R-2)

#### Summary:

Applicant requests a Variance to erect a  $24 \times 40$  second floor addition onto an existing non-conforming structure which is partially within the front setback.

#### **Property description:**

Developed non-conforming lot of record (frontage & area), with 130 ft frontage where 150 ft required and 30,994 sq ft where 43,560 sq ft required. Single family (w/ existing not known to be legal ADU).

Z.A. Note: this district (R-2) allows 2 family use.

#### **HISTORY:**

B.P. # 308-84 issued April 27,1984 " 8'x16' screen porch".
Code Enforcement 9/08/2010 re: Pool w/o permit.
B.P. # 2010-00517 issued 9/30/2010 "24 ft A/G pool w/ 12'x12' deck".
No B.P. permit on record for ADU.
No Code Enforcement regarding the ADU.

#### Attachments:

"A" Assessing record.
"B" B.P. #308-84: "8'x16' screen porch".
"C" Code Enforcement 9/08/2010 close out
"D" B.P. #2010-00517: "24 ft A/G pool w/ 12'x12' deck".

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	108 - IN-LAW	144,700	1,600	86,100	0.69	0.00	232,400
2020	108 - IN-LAW	144,700	1,600	86,100	0.69	0.00	232,400
2019	108 - IN-LAW	144,700	1,600	86,100	0.69	0.00	232,400
2019	108 - IN-LAW	150,200	3,900	86,100	0.69	0.00	240,200
2018	108 - IN-LAW	150,200	3,900	86,100	0.69	0.00	240,200
2018	108 - IN-LAW	150,200	3,900	86,100	0.69	0.00	240,200
2017	108 - IN-LAW	150,200	3,900	86,100	0.69	0.00	240,200
2017	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2017	108 - IN-LAW	150,200	3,900	86,100	0.69	0.00	240,200
2016	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2016	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2015	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2015	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2014	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2014	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2013	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2013	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2012	108 - IN-LAW	116,000	4,500	86,100	0.69	0.00	206,600
2012	101 - ONE FAMILY	148,800	3,700	122,400	0.69	0.00	274,900
2011	101 - ONE FAMILY	144,700	3,700	122,400	0.69	0.00	270,800
2011	101 - ONE FAMILY	144,700	3,700	122,400	0.69	0.00	270,800
2010	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2010	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2009	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2008	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2008	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2007	101 - ONE FAMILY	144,700	1,100	122,400	0.69	0.00	268,200
2007	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2006	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2006	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2005	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2005	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2004	101 - ONE FAMILY	161,800	800	90,700	0.69	0.00	253,300
2004	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2003	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2003	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2002	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2002	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2002	101 - ONE FAMILY	130,900	600	68,000	0.69	0.00	199,500
2001	101 - ONE FAMILY	61,900	0	50,000		0.00	111,900
2000	101 - ONE FAMILY	60,000	1,900	50,000	0.69	0.00 💉 🙀	111,900
1999	101 - ONE FAMILY	60,000	1,900	50,000	0.69	0.00	111,900

R

Town of Hudson, N. H. No.	Nation A. Andrewson	<b>.</b>	I at and known as		This permit is issued on application number, is subject to the conditions thereof and to the provisions of the Zoning Ordinance, and is void unless work thereunder shall have been commenced within 60 days next after the date hereof.	This Permit is issued under the condition that this building WILL NOT be occupied until a Certificate of occupancy is obtained from the Building Inspector.	Administrative Officer
	This certifies that	of Building	on premises located at and known as to	ihi i	This permit is issued on thereof and to the provisions been commenced within 60 d	This Permit is issu Certificate of occupanc	Value 3 Vul



#### TOWN OF HUDSON, N. H.

## **Application for a Permit To Build**

Date 4/23/ 1984

		Yes	No	New		Permit Number
Residential X Commercial	Subdivision		No			308-84
Industrial	Planning Bd. Approval Sub D	Construction of the second second	NO	Alter	X	200 01
Garage	Water Pollution Approval Su			Addin		
Breezeway	Septic Construction Permit I			Repair		
No. of Units	Necessary Bonds Posted	Yes	No			
	Bd. of Adl. Variance Grante	ed If Nec.		1		
Name of Owner Ne Bmank						
Land Purchased From FRITES	+ TESSIER	Address	$\frac{D}{d}$	censed		
Location <u>52 Belkne</u> Name of General Contractor	p Bd	Propert	y Tax	No	56-	001
Name of Heating Contr.		Name o	t Elec	trical Contrac	tor	
Type of Heat		Name o	f Plun	nbing Contrac	tor	
Name of Fireplace Mason		Name o	f Mas	onry Contrac	tor	
Material of Building	Styl	e of Roof			Roof Co	overing
Size of Foundation	Livi	ng Floor A	rea_		No. of S	tories
Size of Garage	Wat	.er			Sewer_	
Foundation Material						
Fireplace 🗌 No. of Flues	Size		0	Chimney	Materia	1
Brief Description of Repair, Al	ter or Other	EP /	00	1 ent	ué li	acreen porche
		$\mathcal{D}$				'
alolie 400.			11	NECESSAR	Y, AN A	PPLICATION FOR
Value 400.00 Lec 3.00			V V	VITH THE CIV	IL ENG	MUST BE FILED

The undersigned hereby agrees that the proposed work shall be done in accordance with the foregoing statement, and with the plans and specifications submitted; and that the work connected therewith shall conform with the building laws and regulations of the town of Hudson, and that ...... will notify the Building Inspector when foundation, frame, chimneys, fire-stops and heater-pipes, electrical wiring and plumbing are ready for inspection. I also certify that I have been authorized by the owner to apply for this permit.

OVER

Sketch of building, show streets set back from property lines on all sides on other side.

Owner's Signature Sound Contractor's Signature Sound Address 52 Belling Pel II



Run: 3/16/21 9:33AM	Code Enfor Violation Town of Hud	Detail	b	Page: 1 buttrick eportViolationDetail
Number: V2010	-00165 <b>Type:</b> Buil	ding Status: Cor	nplies	
Permit Number: 2010-	00517 Business Lid	ense: 2010-00517		
<b>Reported:</b>	9/08/2010 Issued:	Resolved: 9/30/2010		
. (9/17/10 v what to do	n of an above ground pool and pool of iolation letter sent) (9/22/10 owner ca b, they were told to fill out a building p g permit application) (9/27/10 building ued)	alled and spoke with J permit application and	bring it in) (9/24/10	picked
Site Information:				
Name: TESSIER, O				
Map Lot: 191-099-000				
	-KNAP RD			
Owner Information: -			970 83 1453 - 01-8 - 5 - 8 - 8 - 8 - 8 - 8 - 8 - 8 - 8 -	
Name: TESSIER, O				
Street: 0 521	BELKNAP ROAD			
Activities:				
Date Entered Entered 9/14/2010 AutoEnt Initial Entry of Vic	ry Initial entry Violation - Auto Ac	tivity	Due Date / /	Status C
9/17/2010 AutoEnt	ry Mail Delivered - Auto Activity		10/01/2010	0
	ument Delivery - Purpose BWP			
Sent To TESSIE	R, OLIVE e is Certified / return receipt			
The Delivery Typ	one contined / retain receipt			
Delivered Mail:				
Purpose	Date Sent Sent To Whom			
Delivery Type Number	Sent To Address			
BWP	9/17/2010 TESSIER, OLIVE			
Certified	52 BELKNAP ROAD			
7009015000010417	4763 HUDSON	NH 03051		

#### **Reported By Information:**

Name Email Title

Phone

"C"



Town of Hudson, NH POOL PERMIT

Community Development Department 12 School Street Hudson, NH 03051 603-886-6005 Permit Number 2010-00517

Date of Issue 9/30/2010

Expiration Date 9/30/2011

ы

Owner:	TESSI	ER, C	DLIVE		
Applicant:	TESSI	ER, C	DLIVE		
Location of	Work:	52		BELKNAP RD	
				(No. and Street)	

(Unit or Building)

Description of Work: Install a 24' above ground pool with a 12' x 12' deck.

ZONING DATA: District: R-2

Map\Lot: 191-099-000

#### **REMARKS:**

ALL CONSTRUCTION MUST BE LOCATED 15 FEET FROM THE SIDE AND REAR PROPERTY LINES.

• A SEPARATE ELECTRICAL PERMIT IS REQUIRED; ALL ELECTRICAL MUST BE TO CURRENT CODE • A FENCE IS REQUIRED FOR ALL IN GROUND POOLS OR IF POOL IS LESS THAN 4 FEET HIGH. THE FENCE MUST BE AT LEAST 48" TALL AT ALL AREAS ALONG ITS ENTIRE LENGTH. GATES SHALL BE LOCKABLE. DECKS ATTACHING FROM AN OCCUPIABLE BUILDING WITH A POOL SHALL HAVE LOCKABLE DOORS AS WELL AS A PASSAGE ALARM.

#### Building Permit Issuance Conditions are as follows:

• THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.

• THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION AND OR SITE PLAN APPROVAL REQUIREMENTS.

• APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. • NO BUILDING SHALL BE OCCUPIED OR USED UNTIL A FINAL INSPECTION IS PERFORMED.

\*WHEN APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS. \*WORK MUST BE STARTED WITHIN 6 MONTHS FROM THE DATE OF PERMIT ISSUANCE.

+ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE STATE OF NEW HAMPSHIRE AND HUDSON TOWN CODES.

Page 1 of 2

Company/Affilia		Taking Responsibili	· · · · · · · · · · · · · · · · · · ·	) Phone Number:		
		Dem 14 France	\$100.00	Check No.:	Cash:	\$0.00
Constr Cost:	\$4,000	Permit Fee:	\$100.00	Check NO.:	Gasii.	\$0.00
The F	Permit Card Sha	all be Posted and	l Visible Fro	m the Street During	g Construction	1
		M TIME TO TIME DU		NG INSPECTOR AND AS ON COMPLETION OF TH		

WIN OF HUDSOL	
MAR 09 2021 APPLICATION	FOR A VARIANCE
Honing Departing Board of Adjustment	Entries in this box are to be filled out by Land Use Division personnel
Town of Hudson	Case No. 191-099 (03-25-21)
(JEVIQ Name of Applicant KAren Bastur	Date Filed 3/9/21 MY) OCNC Map: 191 Lot: 099 Zoning District: R-2
Telephone Number (Home) <u>603-689-6</u>	441 (Work) 403-689-6122
Mailing Address 52 BEIKNap	Rd. Hudjon, NH 03051
owner Karen Bastaraci	ne (sevigny)
Location of Property 52 Belknap	
Karen Rastarach Signature of Applicant	3/9/21 Date
Signature of Property-Owner(s)	<u>3 9  2 </u> Date

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Us	se Division pe	ersonnel
COST: Application fee: Direct Abutters x \$4.10°=	\$130.00 3.20	Date received: <u>3/9/21</u>
<u>8</u> Indirect Abutters x \$0.55 = <b>Total amount due:</b>	4.40 \$167.60	Amt. received: <u>\$ 167.60</u> 4k# Receipt No.: 632,676
Received by:		Receipt No.: 632, 676
By determination of the Zoning Administrator or B Departmental review is required:	Building Inspec	ctor, the following
EngineeringFire Department	Heal	th Officer Planner

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Staff Applicant Initials Initials KB I( The applicant must provide f copies including the original of the filled-out application 76form, together with this checklist and any required attachments listed. (Paper clips, no staples) TG Before making the 13 copies, please review the application with the Zoning 76 Administrator or staff. A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. VB N/A If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) The Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office) TG N/A A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.

#### PLOT PLAN

		J~-
	Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land	Proposed
	surveyor. The required plot plan shall include all of the items listed below. Pictures and	plan
	construction plans will also be helpful. (NOTE: it is the responsibility of the applicant	drawing s
	to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted):	attached
a)	The plot plan shall be drawn to scale on an $8\frac{1}{2}$ x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.	
b)	The plot plan shall be up-to date and dated, and shall be no more than three years old.	
c)	The plot plan shall have the signature and the name of the preparer, with his/her/their seal.	
d)	The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a	<del></del>
	copy of the GIS map of the property. ( <b>NOTE</b> : copies of the GIS map can be obtained at the Land Use Division.)	
e)	The plot plan shall include the location and dimensions of existing or required services,	
	the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and	
	any drainage easements.	
t)	The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.	
g)	The plot plan shall include all proposed buildings, structures, or additions, marked as	
	"PROPOSED," together with all applicable dimensions and encroachments.	
h)	The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.	NULL IIII CONTRACTOR CONT
i)	The plot plan shall indicate all parking spaces and lanes, with dimensions.	

The applicant has signed and dated this form to show his/her awareness of these requirements.

3/9/21

<0 €

anature of Applicant(s)

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, firstserved basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request-or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

#### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
191	019- 000	Mark Gauthier Elizabeth Gillis	73 Melendy Rd. Hudson, NH 03051
191	020- 000	Erin macdonaid Joshua Mackin	51B BEIKNAP Rd. Hudson, NH 03051
191	094- 000	Robert Stadtman	5.2 B st. Hudson, NH 03051
191	-FP0 000	chad crutchley paige Millen	54 B st. Hudson, NH 03051
191	098- 000	Kelly Rucko-Scaduto Alexander Rucko-Scaduto	1101010-00,000,
191	100 - 000	Roland cormier suzanne cormier	71 Melendy Rd. Hudson, NH 03051
191	101- 000	VIOLETTA LOrtie	67 Melendy Rd. Hudson, NH 03051
191	099- 000	Karen sevigny Anyssa sevigny	52 BEIKNAP Rd. HUDSON, NH 03051

#### ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
191	018-	Kevin Leighton VIVI Leighton	75 Melendy Rd. Hudson, NH 03051
191	021-000	John card connie card	491/2 BEIKNAP RO HUDSON, NH 03051
191	087- 000	Larry Hileman Lynn Hileman	48 Belknap Rd. Hudson, NH 03051
191	094- 000	Ryan Demirgian	48 B st. Hudson, NH 03051
191	095- 000	Jason Grand megan Grand	50 B st. Hudson, NH 03051
191	102- 001	Selective Properties petersent Associates, LLC.	II Majestic Ave peinam, NH 03076
191	102 - 002	Selective properties petersen + Associates LLC	11 Majestic Ave peinam, NH 03076
191	163- 000	Maria Kalathakis Kalathakis Rev. Trust	8Le BEIKNAP RA. HUDJON, NH 03051
191	187- 000	WOODIAND Heights condo Assc. CIO Evergreen MGMT Group Attn: Elaine-Deviin Property MGR	17 commerce Dr. Beaford, NH 03110

Postage Rev. 11/12/20

SENDER:		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 191-099         VARIANCE           52 Belknap Rd         Map 191/Lot 099-000         1 of 1
		ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meetin
1	7018 1130 0001 8114 2945		SEVIGNY, KAREN	APPLICANT NOTICE MAILED
-			52 BELKNAP ROAD, HUDSON, NH 03051	
2	7018 1	130 0001 8114 0613	GAUTHIER, MARK; GILLIS, ELIZABETH	ABUTTER NOTICE MAILED
			73 MELENDY ROAD, HUDSON, NH 03051	
3	7018 1	130 0001 8114 0620	MACDONALD, ERIN E.; MACKIN, JOSHUA T.	ABUTTER NOTICE MAILED
_			51B BELKNAP RD., HUDSON, NH 03051	
4	7018 1	130 0001 8114 0637	STADTMAN, ROBERT DOUGLAS	ABUTTER NOTICE MAILED
			52 B ST., HUDSON, NH 03051	
5	7018 1	130 0001 8114 0576	CRUTCHLEY, CHAD; MILLEN, PAIGE	ABUTTER NOTICE MAILED
			54 B STREET, HUDSON, NH 03051	
6	7018 ]	130 0001 8114 0583	RUCKO-SCADUTO, KELLY; RUCKO-SCADUTO, ALEXANDER	ABUTTER NOTICE MAILED
			50 BELKNAP RD., HUDSON, NH 03051	
7	7018 1	130 0001 8114 0590	CORMIER, ROLAND B.; CORMIER, SUZANNE R.	ABUTTER NOTICE MAILED
			71 MELENDY ROAD, HUDSON, NH 03051	NH 03057-693
8	2019 ]	LI30 0001 8114 0606	LORTIE, VIOLETTA A.	ABUTTER NOTICE MAILED
			67 MELENDY ROAD, HUDSON, NH 03051	
9				12001
				102/0
10				1 ··· / /
11				11582
12				
		Total Number of pieces listed by sender 8	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 191-099         VARIANCE           52 Belknap Rd         Map 191/Lot 099-000         1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting
1	Mailed First Class	LEIGHTON, KEVIN F.; LEIGHTON, VIVI	ABUTTER NOTICE MAILED
		75 MELENDY RD., HUDSON, NH 03051	
2	Mailed First Class	CARD, JOHN; CARD, CONNIE	ABUTTER NOTICE MAILED
		49 1/2 BELKNAP ROAD, HUDSON, NH 03051	
3	Mailed First Class	HILEMAN, LARRY; HILEMAN, LYNN	ABUTTER NOTICE MAILED
		48 BELKNAP ROAD, HUDSON, NH 03051	
4	Mailed First Class	DEMIRGIAN, RYAN A.	ABUTTER NOTICE MAILED
4			
e	Mailed First Class	48 B ST., HUDSON, NH 03051 GRAND, JASON R.; GRAND, MEGAN E.	ABUTTER NOTICE MAILED
5	Maned First Class		
C	Mail 1 Einst Olans	50 B STREET, HUDSON, NH 03051 SELECTIVE PROPERTIES; PETERSEN & ASSOCIATES, LLC	ABUTTER NOTICE MAILED
6	Mailed First Class		ABOTTER NOTICE MAILED
		11 MAJESTIC AVE., PELHAM, NH 03076	
7	Mailed First Class	KALATHAKIS, MARIA, TR.; KALATHAKIS REV TRUST	ABUTTER NOTICE MAILED
		86 BELKNAP ROAD, HUDSON, NH 03051	
		WOODLAND HEIGHTS CONDO ASSOC.; C/O EVERGREEN	
8	Mailed First Class	MGMT GROUP; ATTN: ELAINE DEVLIN-PROPERTY MGR	ABUTTER NOTICE MAILED
		17 COMMERCE DR, BEDFORD, NH 03110	
9	· 大学考虑。2017年1月中心的		第二部には、「「なる」を行きます。
			0
10			
		OFHOUSO	Lel (
11		who - or	1011085
11			10, X Co
12		MAR 16 2021	GR31
12		MAR 10-	6
10		C.	(10)
13		Jx /	$\checkmark$
		Coning Depart	
14		inity Doc	
15			
	Total Number of pieces listed by sender 8	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

#### APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VIII of HZO Section(s) <u>334-31.A</u> in order to permit the following change or use: <u>Adding a Second Story addition to the existing</u> <u>Structure will not make it more nonconforming</u> as we are not increasing the footprint of the existing structure.

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Administrator, with the reasons for the denial being cited thereon.

#### FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to: ....
  - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
    - (1) The variance will not be contrary to the public interest;
    - (2) The spirit of the ordinance is observed;
    - (3) Substantial justice is done;
    - (4) The values of surrounding properties are not diminished; and
    - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
      - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
        - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
        - (ii) The proposed use is a reasonable one.
      - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance. New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

 Granting of the requested variance will not be contrary to the public interest, because: (Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

omer whe infare pronoring inor )
The structure being added is for the
use of our growing family. By doing
this we will be able to continue
living in a family nome that was built
in 1970 by my grandparents.
-

2. The proposed use will observe the spirit of the ordinance, because: (Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

offer the mane pronote Brist of
The intent of the request is to perserve
and enhance the auditud of life tur
the sevianu's while adding value to
me property and avoiding undue
population.

3. Substantial justice would be done to the property-owner by granting the variance, because: (Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

it will pairial our family with more
mom to anow as a family upile
staugna in a family built home

4. The proposed use will not diminish the values of surrounding properties, because: (Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

It will add to the value of surrounding the residence and updating. propertie S Ut
5. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way <u>and also</u> that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property that would be permitted under the ordinance.)

By doing this addition we will not be further on the encroaching any ame as we are just adding a leinna are JUSF adding a Jecond merefore This addition would not JTDIN existing structure more make the are 100KING TO add non-conforming Un the existing booms and undating to modern property m - 6 OF aann to allow more DOM n phi and 11 X ) A growing family. 1Dr

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



# **TOWN OF HUDSON**

## Land Use Division

12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

### **Zoning Determination #21-005R1**

March 2, 2021

Anyssa Sevigny 52 Belknap Rd Hudson, NH 03051

### Re: <u>52 Belknap Rd Map 191 Lot 099-000</u> District: Residential Two (R-2)

Dear Ms. Sevigny,

This is a revised Zoning Determination to #21-005 sent January 15, 2021.

#### **Request:**

You indicate that you would like to add a second story to your existing home, with no increase of footprint.

#### Zoning Review / Determination:

Your structure (house and garage) are existing non-conforming (grandfathered) in regards to front setback requirements. 50 ft is required per Table of Minimum Dimensional Requirements §334-27.

Upon a review/reconsideration of my prior determination, I determine that a second floor addition would need to conform to §334-31.A <u>Alteration and expansion of nonconforming structures</u>: "A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally or structurally modified, provided that such alterations, reconstruction, extension or structural modification does not make any portion or portions of the existing structure more nonconforming." Thereby would need a variance.

To continue with your proposal you would need to start with a Variance application (link): https://www.hudsonnh.gov/zoning/page/variance

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



Sincerely,

Bruce Buttrick

Bruce Buttrick Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

`/م

cc: Public Folder D. Hebert, Building Official D. Groth, Town Planner File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

191	Ĺ	99	000						of 1 R	ESIDENTIAL	I cale are		APPRAI	SED:	232,	400/ <b>2</b> 3
MAP	L	.OT	SUB	i				CA	RD	I	Hudson		USE VA	LUE:	232,	400/ 2:
	-	-		IN PROCESS AF	DDAICAL CI								ASSES		232,	
PROPERTY LOCA No Alt No		ection/Street/Ci	itv			HVIIVIAR T	Yard Items	Land	Value	Total Value	Len	al Descriptio		User		
No Alt No 52	BELKNAP RC		<u>''</u>	108	0.689	144,700			86,100	232,400				41		
				1		· · ·								GIS	Ref	
WNERSHIP	KADEN	Unit#:		l												
Owner 1: SEVIGNY,	KAREN										1			- GIS	Ref	
Owner 2:				Total Card	0.689	144,700			86,100	232,400		ntered Lot Size	)	_		
Owner 3:	12 2012			- Total Parcel	0.689	144,700			86,100	232,400		al Land: 0.689		Insp	Date	Datri
Street 1: 52 BELKN	AP ROAD			- Source: Mark	et Adj Cost	Total V	Value per SQ (	unit /Card:	206.03	/Parcel: 206.03	Land Un	it Type: AC		04/19/01		A Propertie
Street 2:										Parcel ID	191-099-000		]	L		USER DEFINE
Twn/City: HUDSON		0	0.001	PREVIOUS ASS		March 14	fand Class La	and Value	Total Value	Asses'd Value	Notes		Date	!6803	61	Prior Id # 1: 004
St/Prov: NH	Cntry	Own		Tax Yr Use Cat	Bldg Value		Land Size La	and Value 86,100	232,400		ear End Roll	8/27/20	200	ייוחח		Prior Id # 2: 005
Postal: 03051		Туре		2020 108 FV 2020 108 JB			.689	86,100	232,400		ear End Roll	5/6/202		PRINT	<b></b>	Prior Id # 3: 000
PREVIOUS OWNE	COMPANY OF THE OWNER			2020 108 JB 1 2019 108 FV	and a second of the second sec	internet and the state	.689	86,100	232,400		ear End Roll	9/16/20	8	Date	Time	Prior ld # 1:
Owner 1: TESSIER,	OLIVE -			2019 108 PV			.689	86,100	240,200		ear End Roll	5/8/201	19	03/08/21	13:27:03	Prior Id # 2:
Owner 2: -				2019 108 JB	and the second		.689	86,100	240,200		'ear End Roll	8/27/20	018	LAST RE	<u>v</u>	Prior Id # 3:
Street 1: 52 BELKN				2018 108 IV	and an internet of the second	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	.689	86,100	240,200		'ear End Roll	5/9/20	18	Date	Time	Prior Id # 1:
Twn/City: HUDSON		······		2017 108 FV	and the second		.689	86,100	240,200	240,200	ear End Roll	10/26/	2017	08/08/19	11:20:11	Prior Id # 2:
St/Prov: NH	Cntry			2017 108 PV	and a second	그는 그 가 같	.689	86,100	240,200	240,200	/ear End Roll	8/28/2	017	krt	• T	Prior Id # 3:
Postal: 03051				E		· · · · ·	TAX DIS	STRICT				PAT AC	ст	680	03	ASR Map:
NARRATIVE DES	CRIPTION					of Turn		STRICT Sale Code	Sale Pri	ce V Tst	Verif	TALAU	Notes	L000		Fact Dist:
This parcel contains .	689 ACRES of I			Grantor	Legal Re 316-2014-E			TATE SALE	Jale Pfl	No No	9 CA 10		110100			Reval Dist:
N-LAW with a RANC	H Building built			TESSIER, OLIVE,		and see a second second	ZHZUIO EOI	INIL ONLE		No No						
			~		010 1700		26/1070									
primarily VINYL Exter	ior and 1128 Sc	uare Feet, with	2 Units, 2		2071-349	3/2	26/1970			110 110 .						Year:
primarily VINYL Exter Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc	uare Feet, with	2 Units, 2		2071-349	3/.	26/1970				· · · · · · · · · · · · · · · · · · ·					Year: LandReason:
Baths, 0 3/4 Bath, 0 H	ior and 1128 So IalfBath, 5 Roor	uare Feet, with	2 Units, 2	A	2071-349	3/2	26/1970		· · · · · · · · · · · · · · · · · · ·		······································					
Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc IalfBath, 5 Roor <b>//ENTS</b>	uare Feet, with ns, and 2 Bdrm	2 Units, 2 s.		2071-349	<u> </u>	26/1970				· · · · · · · · · · · · · · · · · · ·			······································	· · · · ·	LandReason:
Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc IalfBath, 5 Roor <b>//ENTS</b>	uare Feet, with ns, and 2 Bdrm	2 Units, 2		2071-349	3/	26/1970	· · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	··· · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	LandReason: BldReason:
Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc IalfBath, 5 Roor <b>//ENTS</b>	uare Feet, with ns, and 2 Bdrm	2 Units, 2 s.		2071-349	3/2	26/1970					· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	······································		LandReason: BldReason: CivilDistrict:
Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc IalfBath, 5 Roor <b>//ENTS</b>	uare Feet, with ns, and 2 Bdrm	2 Units, 2 s.			3/	26/1970	· · · · · · · · ·				ACTD///TV #	NEOPMA		· · · · ·	LandReason: BldReason: CivilDistrict:
Baths, 0 3/4 Bath, 0 H	ior and 1128 Sc IalfBath, 5 Roor <b>//ENTS</b>	uare Feet, with ns, and 2 Bdrm:	2 Units, 2 s.	BUILDING PER	MITS	· · · · · · · · · · · · · · · · · · ·					mment					LandReason: BldReason: CivilDistrict: Ratio:
Baths, 0 3/4 Bath, 0 H <u>OTHER ASSESSI</u> Code Descrip/N	ior and 1128 Sc IalfBath, 5 Roor <u>AENTS</u> Io Amc	uare Feet, with ns, and 2 Bdrm:	2 Units, 2 s.	Date Numb	MITS per Descrip	Amount	C/O Last Vi	ísit Fed C	ode F. Dese	xip Co	mment	Date	ſ	.TION Result	B B	LandReason: BldReason: CivilDistrict: Ratio:
Baths, 0 3/4 Bath, 0 F <u>OTHER ASSESSI</u> Code Descrip/N PROPERTY FAC	ior and 1128 Sc IalfBath, 5 Roor <u>MENTS</u> Io Amo	uare Feet, with ns, and 2 Bdrm unt	2 Units, 2 s. Com. Int	Date Numt 9/14/2015 2015-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	risit Fed C	ode F. Dese	orip Co FURNACE		Date 7/19/2019 M	f Aeasured		B) 18 14	LandReason: BldReason: CivilDistrict: Ratio:
Baths, 0 3/4 Bath, 0 H <u>OTHER ASSESSM</u> Code Descrip/N <u>PROPERTY FAC</u> Item Code Desc	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	uare Feet, with ns, and 2 Bdrm unt Item Code	2 Units, 2 s. Com. Int Description	Date Numt 9/14/2015 2015-00	MITS per Descrip	Amount	C/O Last Vi C	rísit Fed C	iode F. Dess	xip Co		Date 7/19/2019 M 12/9/2011 M	f Aeasured Aeasured		18	LandReason: BldReason: CivilDistrict: Ratio: Name KRT1
Baths, 0 3/4 Bath, 0 H DTHER ASSESSI Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW	ior and 1128 Sc IalfBath, 5 Roor <u>MENTS</u> Io Amo	uare Feet, with ns, and 2 Bdrms unt Item Code water 3	2 Units, 2 s. Com. Int Description TOWN WATE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	īsit Fed C	iode F. Desi	orip Co FURNACE		Date 7/19/2019 M	f Aeasured Aeasured Permit Visit		18 14	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4
Baths, 0 3/4 Bath, 0 H DTHER ASSESSI Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	uare Feet, with ns, and 2 Bdrms unt Item Code water 3 Sewer 2	2 Units, 2 s. Com. Int Description	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	íisit Fed C	ode F. Desi	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P	f Aeasured Aeasured Permit Visit Aeasured	Result	18 14	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4
Baths, 0 3/4 Bath, 0 H DTHER ASSESSI Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 n	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	Item Code water 3 Sewer 2 Electri	2 Units, 2 s. Com. Int Description TOWN WATE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	ísit Fed C	ode F. Desi	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1
Baths, 0 3/4 Bath, 0 F <u>OTHER ASSESSM</u> Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW o Desc n Census:	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	uare Feet, with ns, and 2 Bdrms unt Item Code water 3 Sewer 2	2 Units, 2 s. Com. Int Description TOWN WATE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	ísit Fed C	ode F. Desi	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8 0	LandReason: BidReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 F DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW o L n Census: Flood Haz: C	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	Item Code water 3 Sewer 2 Electri Exmpt	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	fisit Fed C	ode F. Dess	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8 0	LandReason: BidReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 F DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW o L n Census: Flood Haz: C D	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	Item Code water 3 Sewer 2 Electri Exmpt Topo 1	2 Units, 2 s. Com. Int Description TOWN WATE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500	C/O Last Vi C	ísit Fed C	ode F. Dess	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8 0	LandReason: BidReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 H DTHER ASSESSI Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 D n Census: Flood Haz: C D s	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc FORS ription %	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 2858 MECHANIC 2517 AB-GRND	Amount 5 6,500 4,000	C/O Last Vi C	ísit Fed C	ode F. Des	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M 5/18/1991 Ir	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8 0	LandReason: BidReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 Census: Flood Haz: C D s t	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc FORS ription % N RES	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas:	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE	Date Numl 9/14/2015 2015-00 9/30/2010 2010-00	MITS per Descrip 1858 MECHANIC	Amount 5 6,500 4,000	C/O Last Vi C	ísit Fed C	ode F. Dess	orip Co FURNACE		Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect	Result	18 14 14 8 0	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 F DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 D D Census: Flood Haz: C D S t LAND SECTION	ior and 1128 Sc lalfBath, 5 Roor MENTS lo Amc TORS rription % N RES (First 7 lines	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE	Date Numt 9/14/2015 2015-00 9/30/2010 2010-00	MITS Jer Descrip 1858 MECHANIC 1517 AB-GRND	Amount 5 6,500 4,000	C/O Last Vi C			inip Co FURNACE Install 24 ft /	IG P	Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M 5/18/1991 Ir 5/18/1991 Ir	f Aeasured Aeasured Permit Visit Aeasured Aeas/Inspect		18 14 14 8 0 2	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 F DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 Descrip/N Census: Flood Haz: C D S t LAND SECTION Use Description	ior and 1128 Sc lalfBath, 5 Roor MENTS lo Amc FIORS ription % N RES N RES (First 7 lines	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth /	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE	Date Numt 9/14/2015 2015-00 9/30/2010 2010-00	MITS Der Descrip 1858 MECHANIC 1517 AB-GRND	Amount 5 6,500 4,000	C/O Last Vi C C C C		ode F. Desr	inip Co FURNACE Install 24 ft /	IG P	Date 7/19/2019 M 12/9/2011 M 3/28/2011 P 8/17/2007 M 4/19/2001 M 5/18/1991 Ir 5/18/1991 Ir	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec		18 14 14 8 0	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 1 PATRIOT
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 F DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 Descrip/N Census: Flood Haz: C D S t LAND SECTION Use Description	ior and 1128 Sc lalfBath, 5 Roor MENTS lo Amc FIORS ription % N RES N RES (First 7 lines	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS Der Descrip 1858 MECHANIC 1517 AB-GRND	Amount 5 6,500 4,000	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>MENTS</u> lo Amc TORS ription % N RES (First 7 lines LUC No of Units Fact	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GRND ase Unit alue Price	Amount 5 6,500 4,000 Adj Neigl	C/O Last Vi C C C C			inip Co FURNACE Install 24 ft /	GP 	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 r           Sign:           d           Alt           Class	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result t t J Fact	18 14 14 8 0 2 2 Use Value	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR
Baths, 0 3/4 Bath, 0 H DTHER ASSESSM Code Descrip/N PROPERTY FAC Item Code Desc Z TR TOW 0 - n - Census: Flood Haz: C D - s - t - LAND SECTION Use Description - Code	ior and 1128 Sc lalfBath, 5 Roor <u>AENTS</u> lo Amc TORS sription % N RES (First 7 lines UC No of Units Fact 0.689	Item Code water 3 Sewer 2 Electri Exmpt Topo 1 Street Gas: only) Depth / PriceUnits	2 Units, 2 s. Com. Int Description TOWN WATE TOWN SEWE LEVEL Jnit Type L2 ITE ACRE SITE	Date         Numi           9/14/2015         2015-00           9/30/2010         2010-00           9/30/2010         2010-00           and Type         LT         B           Factor         Value	MITS per Descrip 1858 MECHANIC 1517 AB-GRND 1517 AB-GR	Amount 2 6,500 4,000 Adj Neigl 1.32 RD	C/O Last Vi C C C C	igh Infl 1	% Infl 2	inip Co FURNACE Install 24 ft /	G P % Appraise Value 86,1	Date           7/19/2019 M           12/9/2011 M           3/28/2011 P           8/17/2007 M           4/19/2001 M           5/18/1991 Ir           Sign:           d           Ait           Class           37	f Aeasured Aeasured Permit Visit Aeasured Aeas/inspect nspected Spec	Result J J Fact	18 14 14 8 0 2	LandReason: BIdReason: CivilDistrict: Ratio: Name KRT1 APPR TECH 4 APPR TECH 4 ASMNT TECH 4 ASMNT TECH 4 ASMNT TECH 1 PATRIOT AVITAR

EXTERIOR INFORMATION	BATH FEATURES	COMMENTS	SKETCH
Type: 19 - RANCH	Full Bath 2 Rating: AVE		
Sty Ht: 1 - ONE STY	A Bath: Rating:	BUT NOT ON CARD. BRICK FIREPLACE. 7/19	
(Liv) Units: 2 Total: 2	3/4 Bath: Rating:	A/C COMPRESSOR REPLACED, EFP REMOVE	U 10 E
Foundation: 1 - CONCRETE	A 3QBth Rating:	IN FRONT.	
Frame: 1 - WOOD	1/2 Bath: Rating:		5 5 30
Prime Wall: 04 - VINYL	A HBth: Rating:		
	6 OthrFix: Rating:	RESIDENTIAL GRID	7
Roof Struct: 1 - GABLE	OTHER FEATURES	1st Res Grid Desc: CONV # Units	
Roof Cover: 1 - ASPH SHING	Kits: 2 Rating: AVE	CTAGE Level FY LR DR D K FR RR BR FB HB L	
Color: OFF WHITE	A Kits: Rating:		24 10 FFL 10 GAR 20
View / Desir:	Frpl: 2 Rating: GO		24 10 FFL 10 22 GAR 22
GENERAL INFORMATION	WSFlue: Rating: CONDO INFORMATIO	- it - f - f	
Grade: C - AVERAGE	presentation of the state of th	LOWCI	FFL 7
Year Bit: 1970 Eff Yr Bit:	Location: Total Units:	Totals RMs: 5 BRs: 2 Baths: 2 HB	BMT 6 8
Alt LUC: Alt %:	Floor		6 21 19
Jurisdict: Fact:	% Own:	REMODELING RES BREAKDOWN Exterior: No Unit RMS BRS	
Const Mod:	Name:		
Lump Sum Adj:	DEPRECIATION	Additions:	··· 9
INTERIOR INFORMATION	Phys Cond: FA - Fair-Avg	36. % Kitchen:	13
Avg Ht/FL: STD	Functional:	% Baths:	
Prim Int Wal 1 - DRYWALL	Economic:	% Plumbing:	
	% Special:	% Electric	
Partition: T - TYPICAL	Override:	Heating:	
Prim Floors: 04 - CARPET	Total:	36.8 % General: 1 5 2	SUB AREA SUB AREA DETAIL
Sec Floors: 10 - PARQUET 20		COMPARABLE SALES	Code Description Area - SQ Rate - AV Undepr Value Sub % Descrip % Qu # Ter
Bsmnt FIr: 12 - CONCRETE Subfloor:	Basic \$ / SQ: 105.00	And the second s	
Bsmnt Gar.	Size Adj.: 1.29787 Const Adj.: 0.98196	Z30	GAR GARAGE 418 37.370 15,620
Electric: 3 ~ TYPICAL	Adj \$ / SQ: 133.818		ENT ENTRY 50 6.690 335
Insulation: 2 - TYPICAL	Other Features: 25682	<b>,</b>	EFP ENC PORCH 42 94.940 3,987
Int vs Ext: S -	Grade Factor: 1.00	······································	
Heat Fuel: 2 - GAS	NBHD Inf: 1.00000	000	
Heat Type: 1 - FORCED AIR	NBHD Mod:	WtAv\$/SQ: AvRate: Ind.Val	Net Sketched Area: 2,696 Total: 203,240
# Heat Sys: 1	LUC Factor: 1.00		Cine Add 1128 Cross Area 2596 FinArea 1128
% Heated: 100 % AC: 100	Adj Total: 228922	Juris. Factor: Before Depr. 133.82	
Solar HW: NO Central Vac: NO	Depreciation: 84243	Special Features: 0 Val/Su Net: 53.67	IMAGE AssessPro Patriot Properties, Inc
% Com Wal % Sprinkled	Depreciated Total: 144679		
MOBILE HOME Make:	Model:	Serial #	
SPEC FEATURES/YARD ITEMS			CEL ID 191-099-000
Code Description A Y/S Qty	Size/Dim Qual Con Year		
The second se	2X20 AV AV 1970		600 1,600
7 POOL-AG-CIR D Y 12	and the second		
221 POOL DECK D Y 11	1x12 AV AV 2010		
in the second	· · · · · · · · · · · · · · · · · · ·	······································	
	na analas na Constante da Santa da Sant Santa da Santa da Sant	in a state and a state of the s	
	an a	n an an ann an Anna an	
· · · · · · · · · · · · · · · · · · ·	a de la companya de l	and the second	
	and the second	de la construcción de la	
· · · · · · · · · · · · · · · · · · ·		a and a second	
in the second	میں میں ایک	and a second	
	· · ·		and the second
	Yard Items: 1,6	00 Total Special Features	Total: 1,600
More: N I otal			

52 Belknap Rd (Map/Lot 191-099-000)







# GIS PLOT PLAN









4

5<u>₹</u>

-Meno

1-1-5 2-3 IL

49,157 457-1 548124



and the second second









X = EGRESS WINDOW POPODED

DIMENSIONS MAY CHANGE DUE TO HPLD CONDITIONS



CALE: 1/1 = 1-0	APPROVED BY:	DRAWN BY
ATE:		REVISED

Printed 3/10/2021 9:02AM Created 3/10/2021 8:53 AM		Town o 12 Sc	tion Receipt f Hudson, NH chool Street NH 03051-4249		Receipt#	632,676 tgoodwyn
	Description		Current Invoice	Payment	Balance	e Due
1.00	Zoning Application- 52 Belknap Rd Map/Lot 191-099-00 Variance Application		eeting 0.00	167.6000 Total:		0.00 167.60
Remitte	r	Pay Type	Reference	Tendered	Change	Net Paid
	Sevigny	CHECK	CHECK # 0125	167.60	0.00	167.60
				Total Due:		167.60
				Total Tendered:		167.60
				Total Change:		0.00
				Net Paid:		167.60



# **TOWN OF HUDSON**

## Land Use Division



12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

## Zoning Administrator Staff Report Meeting Date: March 25, 2021 88 3-16-21

Case 197-174 (03-25-21): Richard L. Garland, 3 Spruce St., Hudson, NH [Map 197, Lot 174-000; Zoned Town Residence (TR)] requests the following:

a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: to allow an existing 15' x 7'shed to remain in its current location which encroaches into the side and rear yard setbacks 9' and 3' respectively, where 15 feet is required as shown on the Proposed Plot Plan dated July 16, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

Address: 3 Spruce St Zoning district: Town Residence (TR)

#### Summary:

Applicant requests an Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the location of an existing shed within the side and rear setback.

#### **Property description:**

Developed conforming lot of record. Single family use.

### **HISTORY:**

The 15 x 7 shed (105 sq ft) doesn't require a B.P. (<200 sqft) has been in the setbacks since at least 2010, refer to attachment "B". No Code Enforcement actions, refer to attachment "C". Dwilding Descript # 129, 70 issued Sent 28, 1079 for  $9^{2} = 162$  for  $9^{2} = 162$  for  $10^{2}$  for

Building Permit # 128-79 issued Sept 28, 1978 for 8' x 16' "tool shed".

#### Attachments:

"A" Assessing record.
"B" 2010 aerial photo showing shed.
"C" MuniSmart Code Enforcement by address.
"D" B.P. # 128-79 for 8' x 16' tool shed.

278.572201525142017/210/100		Coldination Half (115) no send strandstrandstrandstrand	evious Ass	,			
Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	101 - ONE FAMILY	146,900	1,300	84,600	0.23	0.00	232,800
2020	101 - ONE FAMILY	146,900	1,300	84,600	0.23	0.00	232,800
2019	101 - ONE FAMILY	146,900	1,300	84,600	0.23	0.00	232,800
2019	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2018	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2018	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2017	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2017	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2017	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2016	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2016	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2015	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2015	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2014	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2014	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2013	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2013	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2012	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2012	101 - ONE FAMILY	142,200	1,200	113,000	0.23	0.00	256,400
2011	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2011	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2010	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2010	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2009	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2008	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2008	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2007	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2007	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2006	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2006	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2005	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2005	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2004	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2004	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2003	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2003	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2002	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2002	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2001	101 - ONE FAMILY	72,900	0	44,400	1	0.00	117,300
2000	101 - ONE FAMILY	70,700	2,200	44,400	0.22	0.00	117,300
ttp://h	udsonnh.patriotpropert	ies.com/g_	previous.asp			'A'	3/16/202

Previous Assessments

### 2010 aerial:



Violation Number	Violation Date	Street Num	Street Name	Unit	0 Owner	Map/Lot	
2013-0015 /2015-00120 /2012-00058 /2015-00120 /2012-00059 /2010-00176 /2010-00176 /2010-00176 /2010-00173 /2010-00175 /2010-0	12/10/2014 7/28/2015 3/07/2012 4/10/2015 9/29/2010 5/14/2010 10/14/2011 10/17/2011 5/08/2018 11/07/2012 8/21/2020 8/21/2020 8/21/2009	68 69 87 89 13 0 0 8 22 7 11 39	SPEARE RD SPEARE RD SPEARE RD SPEARE RD SPEARE RD SPEARE RD SPEARE RD SFRUCE ST ST ANTHONY DRIVE ST ANTHONY/BURNS ST FRANCIS PL ST LAURENT DR ST LAURENT DR ST LAURENT DR	B	PECK, ALLEN K. MALING, BRIAN M. SANTOS, SALEOTINO NEISTER, JAMES E. CLARKE, JAMES P. GILLIGAN, TIMOTHY J LYNCH, DENISE C. NUTTALL, SANDRA M FAUTEUX, REMI LATTI, DAVID M. LESSARD, PAUL G. LE	186-025-001 186-025-001 186-021-000 178-020-000 178-018-000 197-169-000 197-169-000 211-003-000 217-044-000 129-096-000 129-094-000	Hez Zor Buil Oth Hez Buil Zor Zor Zor Oth Buil Dth Zor Buil Dth
Occurred: 12/	24/2018 Issu	ied: / /					
					Jinsert	🗐 <u>C</u> hange 🔀	<u>D</u> elete

- 01 X

BrowseCEMAST - Browse

15

11

bbuttrick

P C C C C C C C C C C C C C C C C C C C	Office of Town Building Inspector	No. 128-79
ORPORATED IN	BUILDING PERMIT	
		Level. 28 , 19.78
1996年1月1日日 - 1997年1月1日 1997年1月1日日 - 1997年1月1日 1997年1月1日日 - 1997年1月1日日 1997年1月1日日 - 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月1日日 1997年1月11日 1997 1997 1997 1997 1997 1997 1997 1		
This certifies that	Daniel + Oswerly Carla	Name of Owner
	erect d'annu fil	
is granted permission t	o alter 8 X 16' Tool Sh	Description
	repair move	Description
of Building		
or building		
The second s	ed at and known as	
to	and the second sec	and and
6501		nr1 - 45/13
Number	Street or Avenu	ie
and to do things lawfu	Il to that end.	
This permit is issued	ued on application number	, is subject to the conditions
	visions of the Zoning Ordinance, and is void unle	ess work thereunder shall have
been commenced with	in 60 days next after the date hereof.	
This Permit is is:	sued under the condition that this building WI	LL NOT be occupied until a
	cy is obtained from the Building Inspector.	

3.00

Ver 9 ......





## **Application for a Permit To Build**

Date Sept 26 19 78

Residential	Subdivision	Yes	No	New	Permit Number
Commercial	Planning Bd. Approval Sub Div.	Yes	No	Alter	128-79
Industrial	Water Pollution Approval Sub	Div. No.		Addition	
Garage	Septic Construction Permit No.				
Breezeway	Necessary Bonds Posted	Yes	No	Repair	
No. of Units	Bd. of Adj. Variance Granted	-			
	bu. of Mal. residence ordened	11 1100			
Name of Owner DAVID-BE	VERLY CARLSON	Address _	3 SPRI	JCE ST	Tel. 8821305
Land Purchased From RALPH	JOHNSON	Address	MOVED	TO FLO	DRIDA
Location 3 SPRUCE					uel
Name of General Contractor	ONE	Map and	Lot No.	BIRCHCR	OFT LOT #11 45/135
Name of Heating Contr. Not	APPLICABLE (N/A)	Name of I	Electrical C	ontractor,	/A
Type of Heat N/A Appl	ICBMLE 1	Name of I	Plumbing Co	ontractor_N/	/A
Name of Fireplace Mason	//A		Masonry Co	ntractor_N/	Á
Material of Building Woop	FRAME Style o	f Roof	FRET PE	AK Roof Cov	vering ASPHALT SHINGLES
Size of Foundation NONE	Living	Floor Are	ea 1285	IT No. of St	ories
Size of GarageN/A	Water.	N/A		Sewer	N/A
Foundation Material N/A	Width		Height	Footings	Yes No
Fireplace 🗌 No. of Flues_	Size		Chir	nney Material	
Brief Description of Repair, Alte				11.11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	
CONSTRUCTION	JOFA TOOL	SH	ED		

> OVER Sketch of building, show streets set back from property lines on all sides on other side.

Owner's Signature David a Carbon Address 3 SPRUCE ST HUDSON N.H.



APPLICATION	FOR	AN	EQUIT	ABLE	WAIVER
-------------	-----	----	-------	------	--------

2	
OFHUDSON	
H 9 2021	N EQUITABLE WAIVER
e al an	Entries in this box are to be filled out by Land Use Division personnel
oning Board of Adjustment Town of Hudson	Case No. 197-174 (03-25-21)
	Date Filed 3/9/21
Name of Applicant Richard L. Garly	Map: 197 Lot: 174 Zoning District: TR
Telephone Number (Home) 978-771 -1	329 (Work) N/A
Mailing Address 3 Spruce Street	
Owner Richard L. and Ray	anne C. Garland
Location of Property <u>3 Spruce</u> Street Address)	et.
Signature of Applicant	March 1, 2021 Date
Signature of Property-Owner(s)	March (, UT) Date

Fill in all portions of the Application Form(s) as appropriate. This NOTE: application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described equitable waiver.

Items in this box are to be filled out by Land U		
COST: Application fee: Direct Abutters x \$4.05 = Indirect Abutters x \$0.55 = Total amount due:	Date received: $3/9/2/$ $\frac{130.00}{N/A}$ $\frac{N/A}{5 / 3 0}$ Amt. received: $\frac{130}{30}$	- Check#
Received by:	<u>\$ 130</u> Amt. received: <u>\$ 130</u> Receipt No.: <u>632,682</u>	1388
By determination of the Zoning Administrator or Departmental review is required:	Building Inspector, the following	
Engineering Fire Department	Health Officer Planner	

## TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Staff Applicant Initials Initials DH2 The applicant must provide 13 copies including the original of the filled-out application TL form, together with this checklist and any required attachments listed. (Paper clips, no staples) TG TG Before making the 13 copies, please review the application with the Zoning DD Administrator or staff.  $\mathcal{RH}$ A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. N/A If the applicant is not the property owner(s), the applicant must provide to the Town DZG written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) TG. 2H Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office) To perd; from B. But A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. 24 NA N/A For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the

Conservation Commission and from the Planning Board.

### PLOT PLAN-

	reoi rean-	1.
12M	_ Except for requests pertaining to above-ground pools, sheds, decks and use variances,	NA
	the application must include a copy of a certified plot plan from a licensed land	$\int \int dx$
	surveyor. The required plot plan shall include all of the items listed below. Pictures and	
	construction plans will also be helpful. (NOTE: it is the responsibility of the applicant	See al
	to make sure that all of the requirements are satisfied. The application may be deferred if	See GIS MAP GIS MAP
	all items are not satisfactorily submitted):	tartes
a) 276	The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North	(15)
/ <u>2.554</u>	pointing arrow shown on the plan.	
b)	The plot plan shall be up-to date and dated, and shall be no more than three years old.	
c) 276	The plot plan shall have the signature and the name of the preparer, with his/her/their	
	seal.	
d) 234	The plot plan shall include lot dimensions and bearings, with any bounding streets and	
, <u> </u>	with any rights-of-way and their widths as a minimum, and shall be accompanied by a	
	copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at	
	the Land Use Division.)	
e1226	The plot plan shall include the location and dimensions of existing or required services,	
) <u>Bak</u>	the area (total square footage), all buffer zones, natural features, any landscaped areas,	
	any recreation areas, any safety zones, all signs, streams or other wetland bodies, and	
	any drainage easements.	
fizzel	The plot plan shall include all existing buildings or other structures, together with their	
	dimensions and the distances from the lot lines, as well as any encroachments.	<u></u>
8 DIL	The plot plan shall include all proposed buildings, structures, or additions, marked as	
	"PROPOSED," together with all applicable dimensions and encroachments.	
h) 2	The plot plan shall show the building envelope as defined from all the setbacks required	
^^) <b></b>	by the zoning ordinance.	
il	The plot plan shall indicate all parking spaces and lanes, with dimensions.	
-)4 <u>52 V.</u>	The proviption of the provide and particular of the second	<u> </u>
The	applicant has signed and dated this form to show his/her awareness of these requireme	nts.

The applicant has signed and dated this form to show his/her awareness of these requirements.

Morth 7 2021 Date

Signature of Applicant(s)

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, firstserved basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

#### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

МАР	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
197	ארן	Garland , Richard Li;	3 Spruce street
///	1 1 -1	Garland, Rayanne C.	Hudson NH 03057
197	147	Squeglia, William J	4 Hemlock st
			Hudson NH 03057
197	148	Bariteau, Brenda A.	6 Hemlock street Hudson NH 03057
		LeFrancois, Robert J;	1 Spruce street
197	053	Lefrancois, Cheryl	Hudson NH 03057
	0,-11	Morin John	2 Hemlock Street
197	054	Augulta We and a Sa T	Hudson NH 03057
197	173	Ovellette, Michael A. Sr., Tr. Ovellette, Tammy A., Tr. Ovellette Family Rev Trust	5 Spruce street Hudson NH 03051
	· · · ·	•	he company ( ) - al
197	176	Plamondon, Constance I	Audson NH 03057
		Bourdon, John E.;	4 Spruce street
197	175	Bourdon, Alicia A.	Hudson NH 03057
_	052	Gardner, James, Tr; Gardner, Rose, Tr;	2 Spruce street
197	052	Gurdner Family Trust	Hudson NH 03051

Postage Rev. 11/12/20

## ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
197	049	Warrington, John, Tr; Warrington, Therese, Tr; Warrington Family Trust	9 Staten Birch Street Hudson NH 03057
197		Nadeau, David L.j BONNA Nudeau, Sundra A.	11 Birch street Hudson NH 03067
197	047	Nason, Richard C.; Nason, Shirl <b>ey</b>	13 Birch Street Hudson NH 03057
197	046	Labbe, James M Ki Labbe, Barbara A.	15 Birch Street Hudson NH 03057
197	o <b>5</b> 5	Larose, Scott B.; Macleod, Lauren J.	1 Hembolk street Hudson NH 03057
197	146	Gervais, Kevin; Gervais, Kelly	21 South shore Drive Pelhan NH 03076
197	145	Joviak, Paul A.; Joviak, Kimberly J.	5 Hemlock street Audson NH 03057
197	144	Sutherland , Richard	7 Hembock street Hudson NH 03057
197	149	Patsos, Josephine M. Rev Trust	8 Hembeck Street Hudson NH 03057
197	172	Catanzaro, John J.; Catanzaro, Maryann	7 Spruce street Hudson NH 03057
197	187 -001 NOTO001	Purcell, Scott D.; Purcell, Cassandra	10 Linden Street Hudson NH 03057
197	1877-002	Colburn, Kevin P. Tr.; Colburn, Kristine V.H., Tr.; V.H. Colburn Rev Trust	12 Linden street Hudson NH 03057
197	ררו	Armstrong, Donald S.; Armstrong, Claire L.	8 Spruce street Hudson NH 03057

Postage Rev. 11/12/20

SENDER:		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051		US POSTAL SERVICE - CERTIFIED MAIL	Case# 197-174 VARIANCE 3 Spruce Street & Equit . Waiver Map 197/Lot 174-000 1 of 1		
		ARTICLE NU	MBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting		
1	7018	7730 0007	8114 0521	GARLAND, RICHARD L. ; GARLAND, RAYANNE C.	APPLICANT NOTICE MAILED		
				3 SPRUCE STREET, HUDSON, NH 03051			
2	7018	JJ30 000T	8ጔጔ4 ዐ538	SQUEGLIA, WILLIAM J.	ABUTTER NOTICE MAILED		
3	7018	7730 0007	8114 0545	4 HEMLOCK STREET, HUDSON, NH 03051 BARITEAU, BRENDA A.	ABUTTER NOTICE MAILED		
				6 HEMLOCK STREET, HUDSON, NH 03051			
4	7018	7730 0007	8114 0552	MORIN, JOHN	ABUTTER NOTICE MAILED		
5	701A	1730 0001	A114 0569	2 HEMLOCK ST., HUDSON, NH 03051 LEFRANCOIS, ROBERT J.; LEFRANCOIS, CHERYL	ABUTTER NOTICE MAILED		
6		7730 0007		1 SPRUCE STREET, HUDSON, NH 03051 OUELLETTE, MICHAEL A. SR., TR.; OUELLETTE, TAMMY A., TR.; OUELLETTE FAMILY REV TRUST	ABUTTER NOTICE MAILED		
7	7018	7730 0007 	8114 0033	5 SPRUCE STREET, HUDSON, NH 03051 PLAMONDON, CONSTANCE I.	ABUTTER NOTICE MAILED		
8	7018	7730 0007	8114 0040	6 SPRUCE STREET BOURDON, JOHN E.; BOURDON, ALICIA A.	ABUTTER NOTICE MAILED		
9	7018	7730 0007	8114 0057	4 SPRUCE STREET, HUDSON, NH 03051 GARDNER, JAMES, TR.; GARDNER, ROSE, TR.; GARDNER FAMILY TRUST	ABUTTER NOTICE MAILED		
				2 SPRUCE STREET, HUDSON, NH 03051			
10					222, 8		
11	Station and						
-		Total Numbers	er of pieces listed by	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)		

	TOWN OF HUDSON 12 SCHOOL STREET		Case# 197-174 VARIANCE 3 Spruce Street & Equit . Waiver
SENDER:	HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	3 Spruce Street & Equit . Waiver Map 197/Lot 174-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting
		WARRINGTON, JOHN, TR.;	
1	Mailed First Class	WARRINGTON, THERESE, TR.; WARRINGTON FAMILY REV TRUST	ABUTTER NOTICE MAILED
-		9 BIRCH STREET, HUDSON, NH 03051	
2	Mailed First Class	NADEAU, DAVID L.; NADEAU, SANDRA A.	ABUTTER NOTICE MAILED
		11 BIRCH STREET, HUDSON, NH 03051	
3	Mailed First Class	NASON, RICHARD C.; NASON, SHIRLEY	ABUTTER NOTICE MAILED
		13 BIRCH STREET, HUDSON, NH 03051	
4	Mailed First Class	LABBE, JAMES K.; LABBE, BARBARA A.	ABUTTER NOTICE MAILED
		15 BIRCH STREET, HUDSON, NH 03051	
5	Mailed First Class	LAROSE, SCOTT B.; MACLEOD, LAUREN J.	ABUTTER NOTICE MAILED
		1 HEMLOCK ST., HUDSON, NH 03051	
6	Mailed First Class	GERVAIS, KEVIN; GERVAIS, KELLEY	ABUTTER NOTICE MAILED
		21 SOUTH SHORE DR., PELHAM, NH 03076	
7	Mailed First Class	JOVIAK, PAUL A.; JOVIAK, KIMBERLY J.	ABUTTER NOTICE MAILED
		5 HEMLOCK STREET, HUDSON, NH 03051	
8	Mailed First Class	SUTHERLAND, RICHARD	ABUTTER NOTICE MAILED
		7 HEMLOCK STREET, HUDSON, NH 03051	
9	Mailed First Class	PATSOS, JOSEPHINE M. REV TRUST	ABUTTER NOTICE MAILED
4		8 HEMLOCK STREET, HUDSON, NH 03051	
10	Mailed First Class	CATANZARO, JOHN J.; CATANZARO, MARYANN	ABUTTER NOTICE MAILED
		7 SPRUCE STREET, HUDSON, NH 03051	
11	Mailed First Class	PURCELL, SCOTT D.; PURCELL, CASSANDRA	ABUTTER NOTICE MAILED
		10 LINDEN STREET, HUDSON, NH 03051	
		COLBURN, KEVIN P., TR.;	
12	Mailed First Class	COLBURN, KRISTINE V.H., TR.; V.H. COLBURN REV TRUST	ABUTTER NOTICE MAILED
14	Malleu First Class		ADDITER NOTICE MAILED
13	Mailed First Class	12 LINDEN STREET, HUDSON, NH 03051 ARMSTRONG, DONALD S.; ARMSTRONG, CLAIRE L.	ABUTTER NOTICE MAILED
15	Malicu First Class		ABOTTER NOTICE MAILED
	Total Number of pieces listed by	8 SPRUCE STREET, HUDSON, NH 03051 Total number of pieces rec'vd at Post Office	OF H/Postmaster (receiving Employee)
	sender 13	13 ONIN	OF Hestmaster (receiving Employee)
			Pepartment To Page
			First Class
		105.	N. (P)
		ing	Denartme
		Non-Direct First Class	Page 1

For any appeal, the application form must be properly filled out. The application form is intended to be self- explanatory, but be sure that you show:

- 1. Who owns the property? If the applicant is not the owner, please include a statement from the owner that you have permission to speak on his/her behalf.
- 2. Where the property is located.
- 3. What you propose to do. Supply twelve copies of an 8.5" x 11" or 11" x 17" scale plan which gives lot area, frontage, side and rear lot lines, natural features, existing and proposed structures, alteration to the lot, and distance to lot lines or wetlands. Pictures and construction plans are helpful.
- 4. Why your proposed use requires an appeal. Please fill out the attached appeal forms completely. Include why the appeal should be granted.
- 5. List of abutters, per NH RSA 672:3. This includes property and the name(s) of the owner(s) of properties which physically touch the subject property, across the street and kitty-corner to the subject property.

Prepare a list of all abutting property owners using the Assessing Office records, and attach it to your application. The accuracy of the list is your responsibility. If the list is found to be incorrect, you may be required to appear before the ZBA a second time, at your expense.

6. Deliver the completed application, with all attachments, to the office of the Zoning Administrator. A fee is charged sufficient to cover the cost of preparing and mailing the legally required notices. If paying by check, make the check payable to the Town of Hudson and submit with your application.

The Zoning Office will schedule a public hearing within thirty (30) days of receipt of your **properlycompleted** application. Applications are scheduled on a first come, first serve basis. **Only completed applications will be scheduled for a hearing.** Public notice of the hearing will be posted and printed in a newspaper, and a notice will be mailed to you, all abutters and other parties whom the Board may deem to have an interest.

After the public hearing, the Board will reach a decision. You will be sent a Notice of Decision.

If you believe that the Board's decision is wrong, you have the right to appeal. Any party affected has the right to appeal the decision of your case. To appeal, you just first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The motion must be made within thirty (30) days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in its' opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

See NH RSA· Chapter 677 for more detail on rehearing and appeal procedures.

Requests before the Board may require connection to the municipal sewer system. Please contact the Town Engineer prior to submittal of this application to determine if connection is required, and the procedures for such application.

Equitable Waivers are granted for area violations of the ordinance and which have existed for a long period of time without negatively impacting the community. The following criteria must meet the satisfaction of the Zoning Board of Adjustment:

 INNOCENT MISTAKE. Please explain how long the structure has been built, and under what circumstances was it permitted to be built in violation of the dimensional requirements of the ordinance:

Attached is a GIS Map From 2010 which shows the shed has been in place for over 10 years and to date, no code enforcement action has been received. The cost to remedy would be thouseness of dollars to have a company come with equipment to more the shed as well as prep a new stable area to place the shed. Scand option would also be very expensive to demo and rebuilt a new shed after prepeng the ground for a new shed in a new location. 2. DISCOVERED TOO LATE. Please explain when it was discovered that the structure was built in violation. On March 1st 2021 while reviewing a certified plot plan IT it was docovered by the Zoning administrator put shed was in violation of variance order. We perchased the pooperty July 12 2012 with the shed in its current location. The current location of the shed does not create any nuances due to the fact it is just for storage of yard equipment and kids bikes. The opening of the shed faces towards the interior of the yard. Since purchasing the home we have had neighbors over and none have filed /stated any complaints due to the shed. Majority of properties around us in due to the shed. the neighborhood have an existing shed that also does not fall within the current variance.

Pull 2/1



# **TOWN OF HUDSON**

## Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### **Zoning Determination #21-041**

Richard Garland 3 Spruce St Hudson, NH 03051

### Re: <u>3 Spruce St Map 197 Lot 174-000</u> District: Town Residence (TR)

Dear Mr. Garland,

### **Zoning Review / Determination:**

Upon review of your variance application, I noticed the following:

The submitted plot plan indicates an existing shed that appears to have encroachment into the required side and rear setbacks.

To continue with this proposal, you should do the following:

Obtain an Equitable Waiver of Dimension from the ZBA, for the shed to remain, as it is currently in violation of required setbacks of the Hudson Zoning Ordinance §334-27: <u>Table of Minimum</u> <u>Dimensional Requirements</u>.

Sincerely,

Bruce Buttrick

Bruce Buttrick Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

cc: Public Folder D. Groth, Town Planner File

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.* 

												Tatal	i And ( Total Daroal )
407	174	000					1 of 1	RESI	DENTIAL		ann 2	Total C AISED: 232,	
197							CARI		Н	udson			-
MAP	LOT	SUB					QAG	,	•••			VALUE: 232,	
ROPERTY LOCATION			IN PROCES	S APPRAISAL	SUMMARY							. <del> </del>	800/ 232,800
No Alt No	Direction/Street	VCity	Use Code		Building Value	Yard Items	Land Val		al Value	Lega	I Description	User Acct	
	E ST, HUDSON		101	0.230	146,900	1,30	D: 8-	4,600	232,800			5219	
	Unit #:		:				*		. 1			GIS Ref	
WNERSHIP		I										L	
wner 1: GARLAND, RICHAF			1							میں میں ایک کر پر رور <u>ور میں میں میں میں م</u> رم		- GIS Ref	
wner 2: GARLAND, RAYAN	NE C.		Total Card	0.230	146,900			4,600	232,800		Itered Lot Size		Protestat
wner 3:		. <u> </u>	Total Parcel	0.230	146,900			4,600	232,800		1 Land: 0.23	Insp Date	Patriot Properties Inc.
treet 1: 3 SPRUCE STREE	l		Source:	Market Adj Cost	Total V	alue per SQ u	nit /Card: 19	).20 /P	arcei: 190.20	Land Uni	t Type: AC		
treet 2:								1	Parcel ID	97-174-000			USER DEFINED
vn/City: HUDSON				ASSESSMENT	Yrd Items I	and Dina L Lat	d Volue Tot	al Value Ass		Notes	Date	102371	Prior Id # 1: 0045
it/Prov: NH Cn		MI Occ:		Cat Bldg Value				232,800	232.800 Yea		8/27/2020	PRINT	Prior Id # 2: 0135
Postal: 03051	<u> </u>	/pe:	2020 .101	FV 146,9		.23 .23		232,800	232,800 Yes		5/6/2020	Date Time	- Prior Id # 3: 0000
EVIOUS OWNER	<u></u>		2020 .101 : 2019 .101 .	JB 146,9 FV 146,9		.23		232,800	232,800 Yea		9/16/2019	09/23/20 15:16:29	- Prior Id # 1:
wner 1: DORT, JENNIFER I	M		2019 101	JB 146,5		.23	,	232,400	232,400 Yes	ar End Roll	5/8/2019		Prior Id # 2:
wner 2: -			2019 101	FV 146,5		.23		232,400	232,400 Yea	ar End Roll	8/27/2018	LAST REV	Prior Id # 3:
Street 1: 3 SPRUCE STREE	<u>.T</u>		2018 :101 -	JB 146,5		.23		232,400	232,400 Yea		5/9/2018	Date Time	Prior Id # 1:
wn/City: HUDSON			2017 101	FV 146,5		.23		232,400	232,400 Ye		10/26/2017	07/22/19 10:14:45	
	<u>atry</u>		2017 101	PV 146,5	00 1300;	.23	84,600	232,400	232,400-Ye	er End Roll	8/28/2017		Prior Id # 3:
Postal: 03051			SALES INFO	RMATION		TAX DIS	TRICT				PAT ACCT.	6237	ASR Map:
RRATIVE DESCRIPTION	ON		Granto		Ref Type		ale Code	Sale Price	V Tst Ve	rif	Notes		Fact Dist
s parcel contains .23 ACRE	S of land mainly c	lassified as	DORT, JENNIF			2/2012		219,900	D.No No				Reval Dist:
E FAMILY with a RAISED F	RANCH Building b	uilt about	BRUCE, ALBEI			5/2003		232,000	D'No No				Year:
62, having primarily WOOD	SHINGLE Exterior	and 1224	BRUCE, BREN		33 5/9	/2001 FAM	LY TRANS		No No				LandReason:
uare Feet, with 1 Unit, 2 Bat	ins, 0 3/4 Bath, 0 F	Hairbain, o	CARLSON, DA	VID 6169-09	15 10/	15/1999		146,500	0:No No				BldReason:
oms, and 3 Bdrms. THER ASSESSMENTS			CARLSON, DA	VID 5788-01-			LASSIFIED		No No				CivilDistrict:
Code Descrip/No	Amount	Com. Int		5089-06	32 2/2	8/1989		100	0 Na Na				Ratio:
5040 <u>00000pm</u>					• .	1 -	,						
· ·			L		•	i	!		<u>. 1</u>				·
	:		BUILDING F	PERMITS							ACTIVITY INFORI		/ Name
	;			Number Descr	p Amount	C/O Last Vis	it Fed Code	F. Descrip	Com	ment	Date	Result By ect 19	-KRT2
ROPERTY FACTORS			<u></u>		1				•	.	6/4/2019.Meas/insp	ect 19 19	KRT2
em Code Description	A	de Description	1								6/4/2019-Measured 6/20/2017 Field Revie		TECH ASMNT
Z TR TOWN RES	water 3	TOWN WATE	1								7/30/2012 Sale Data		TECH ASMNT
0	Sewer 2	TOWN SEWE	4								11/17/2011 Measured	· · · · · · · · · · · · · · · · · · ·	APPR TECH 4
n l	Electri		<b>.</b>						•	•	7/17/2007 Measured		APPRAISER II
Census:	Exmpt	1						-		1 - 1	1/9/2006 New Maps		CHIEF ASSESS
Flood Haz: C	Tana	ROLLING	+ ·		:	-	•				7/13/2004 Inspected	5	NEMC
D	Topo 4 Street	INVILING	·		:				:		5/11/2004 Measured		NEMC
<u>s</u>			-	•				i	:		Sign:	······································	1 1
AND SECTION (First 7	Gas:		J -										
	Deoth /		LT	Base Unit	A.J. 61_!_L	Neigh Neig	linfi f	infl 2 °	% Inft 3 %	Appraised		J Fact Use Value	Notes
an 1110	of Units PriceUnits	Unit Type Lar	nd Type Factor		Adj Neigh	Influ Mod		1 8012		Value	Class "Land	Lode	
se Description LUC No o		SITE ACRE SITE		0 110,000	). 3.34 RE			•		84,59	90	84,60	υ, ,
de Description Fact No o	0.23			<u></u>	• 								l
de Description Fact No o	0.23	·		· · · · · · · · · · · · · · · · · · ·		:							
de Description Fact No o	0.23												,
de Description Fact No o	0.23						•			•			
Description No 0	0,23			• • •						• • •	•		
de Description Fact No o	0.23	·					· · · · ·		÷	• • • •	-		
de Description Fact No o				• • •	· · ·	 	• • • • • • • •	-	2	• • •		• • . •	
de Description Fact No o			- -						, . , .	Total	84.590 Spi Credit	Total:	84,600
de Description Fact No o	Total SF/S		Parcel LUC			ne NB Desc F		AssessPro		Total:	84,590 Spi Credit	Total:	<u>84,600]</u> 2019

						F
	BATH FEATURES	COMMENTS	ISKETCH			
EXTERIOR INFORMATION	Full Bath 2 Rating: AVERAGE	11-17-11 EXT INSP:FENCED IN SIDE AND REAR		•		
Type: 21 - RAISED RANCH	A Bath: Rating:	YARD, UNABLE TO MEASURE ONE SIDE,				
Sty HL 1 - ONE STY	3/4 Bath: Rating:	REAR, AND YARD ITEMS DUE TO FENCING.				
(LIV) Units: 1 Total: 1	A 3QBth Rating:	SHED AND PATIO COULD BE SEEN FROM	14	1	40	
Foundation: 1 - CONCRETE	1/2 Bath: Rating:	FENCE BUT NOT MEASURED, ADDED MISSING				
Frame: 1 - WOOD	- A HBth: Rating:	BI GARAGE LISTED FOR \$219,000 JUNE 2012.		1		
Prime Wall: 01 - WOOD SHINGLE		RESIDENTIAL GRID				
Sec Wall: %	OTHER FEATURES	1st Res Grid Desc: CONV # Units 1	FE1 18			
Roof Struct 1 - GABLE	Kits: 1 Rating: AVERAGE	Level FY LR DR. D KIFR RR BR FB HB L O	FFL 18			
Roof Cover: 1 - ASPH SHING	A Kits: Rating:	Other				
Color: BEIGE/TAN	Frpl: 1 Rating: GOOD	Upper		24	FFL	
View / Desir:	WSFlue: Rating:			}		
GENERAL INFORMATION	CONDO INFORMATION		[ L	-		
Grade: C - AVERAGE	Location:	Lower Totals RMs/6 BRs/3 Baths/2 HB				
Year Bit: 1962 Eff Yr Bit:	i Total Units:	Totals RMs: 6 BRs: 3 Baths: 2 HB	1			
Alt LUC: Alt %:	Floor:					
Jurisdict: Fact.	1 % Own:	REMODELING RES BREAKDOWN	1			
Const Mod:	Name:		-	,	40 E 5 L	U
Lump Sum Adj:						
INTERIOR INFORMATION	DEPRECIATION	Additions:				
Avg Ht/FL: STD						
Prim Int Wal 1 - DRYWALL	Functional:					
Sec int Wall:	Economic:					
Partition: T - TYPICAL	Override:	Totals				
Prim Floors: 03 - HARDWOOD			SUB AREA		SUB AREA DETAIL	
Sec Floors: 04 - CARPET 15 9	CALC SUMMARY		Code Description		Indepr Value Sub % Descrip 162,751 Area Usbl	% Qu #Ten
Bsmnt Flr: 12 - CONCRETE	Basic \$ / SQ: 108.00	COMPARABLE SALES	FFL FIRST FLOOR	1,224 132.970	162,751 Area Usbl: 40,049 LLV 100:FLA	Type 85 AV
Subfloor:	Size Adj.: 1.23529410	Rate Parcel ID Typ Date Sale Price	LLV LOWER LEVEL	960 41.720	40,049 LLV 100 FLA	
Bsmnt Gar: 1	Const Adj.: 0.99665999				*	
Electric: 3 - TYPICAL	Adj \$ / SQ: 132.966			; ·		
Insulation: 2 - TYPICAL	Other Features: 13181			1		
Int vs Ext: S	Grade Factor: 1.00			:		
Heat Fuel: 2 GAS	NBHD Inf: 1.0000000					
Heat Type: 1 - FORCED AIR	NBHD Mod:	WtAv\$/SQ: AvRate: Ind.Val	Net Sketched Are		202,800	-
# Heat Sys: 1	LUC Factor: 1.00	Jurls, Factor: Before Depr. 132.97	Size Ad 1224 Gros	ss Area 2184 FinArea	1224	
% Heated: 100 % AC: 100	Adj Total: 215981	Special Features: 0 Val/Su Net 67.26		IMAGE	( D D D d d t D d	auting Inc
Solar HW: NO Central Vac: NO	Depreciation: 69114	Final Total: 146900 Val/Su SzAd 120.02		IWAGE	AssessPro Patriot Prog	pernes, and
% Com Wal % Sprinkled	Depreciated Total: 146867				그는 그는 동안 관람들이 안 한 것	3958 x 65
MOBILE HOME Make:	Model:		ID 197-174-000			
SPEC FEATURES/YARD ITEMS						
Code Description A Y/S Qty	Size/Dim Qual Con Year Uni	LAUGE CIG DED COO SOCTIONO ELE	JCod JFact Juris. Value 800			
41 IMPL SHED D Y 1:8X	(16 AV : AV 1980	13,301 03,01 101	500			
19 PATIO D Y 1.12	X14 AV FR 1980	8.73 T 66.6 101 500		College States		
			· · · · · · · · · · · · · · · · · · ·		Server a start of the start of the start of the	
and the second	· · · · · · · · · · · · · · · · · · ·	1. A second sec second second sec			e an an the barren set of a set	
			1			
			المتحد المستحد المراجع المراجع			
	· · · · · · · · · · · · · · · · · · ·		الم الم يتعدم الم الم الم		Level and the level second second in the second	
		a da anti-a da anti- A da anti-a	the second second			
			المستقدمة فالمراجع			
		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·			nd a state of the
More: N Total Y	Yard Items: 1,300	Total Special Features:	. Total: 1,30			NEW THREE IN
Liviole. Its						





Printed 3/10/2021 11:51AM Created 3/10/2021 9:02 AM

## Transaction Receipt Town of Hudson, NH 12 School Street

Hudson, NH 03051-4249

Description			Current Invoice	Payment	Balan	Balance Due	
1.00	Zoning Application- 03 3 Spruce Street Map/Lot 197-174-000	/25/21 ZBA M	eeting				
	Variance Application		0.00	174.5000		0.00	
	Equitable Waiver		0.00	130.0000		0.00	
				Total:		304.50	
Remitter		Pay Type	Reference	Tendered	Change	Net Paid	
Elaine Gra	ves	CHECK	CHECK # 1387	174.50	0.00	174.50	
Elaine Gra	ves	CHECK	CHECK # 1388	130.00	0.00	130.00	
				Total Due:		304.50	
				Total Tendered:		304.50	
				Total Change:		0.00	
				Net Paid:		304.50	


# **TOWN OF HUDSON**

### Land Use Division



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

### Zoning Administrator Staff Report Meeting Date: March 25, 2021 Bh 3-16-21

Case 197-174 (03-25-21): Richard L. Garland, 3 Spruce St., Hudson, NH [Map 197, Lot 174-000; Zoned Town Residence (TR)] requests the following:

A Variance to allow the construction of a 420 sqft. Accessory Dwelling Unit to encroach 4 feet into the front yard setback leaving 26 feet where 30 feet is required. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

Address: 3 Spruce St Zoning district: Town Residence (TR)

#### Summary:

Applicant requests a variance to encroach 4 ft into the front setback, leaving 26 ft of setback, based on the submitted plot plan.

**Property description**:

Developed conforming lot of record. Single family use.

HISTORY: None

Attachments: "A" Assessing record.

Year					and the second state of the second		A CONTRACTOR OF A CONTRACT A CONTRACTACTACTACT A CONTRACTACTACTACTACTACTACTACTACTACTACTACTACTA
1 cai	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
20201	101 - ONE FAMILY	146,900	1,300	84,600	0.23	0.00	232,800
20201	101 - ONE FAMILY	146,900	1,300	84,600	0.23	0.00	232,800
2019 1		AND INTERNATION OF THE OWNER OF T	1,300	84,600	0.23	0.00	232,800
20191	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
		146,500	1,300	84,600	0.23	0.00	232,400
2018	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2017 1	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2017 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2017 1	101 - ONE FAMILY	146,500	1,300	84,600	0.23	0.00	232,400
2016	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2016	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2015 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2015	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2014	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2014 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2013 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2013 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2012 1	101 - ONE FAMILY	132,400	1,300	80,700	0.23	0.00	214,400
2012 1	101 - ONE FAMILY	142,200	1,200	113,000	0.23	0.00	256,400
2011	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2011	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2010	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
20101	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2009 1	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2008 1	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2008	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2007 1	101 - ONE FAMILY	127,800	1,200	113,000	0.23	0.00	242,000
2007	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2006	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2006	101 - ONE FAMILY	138,600	700	88,400	0.23	0.00	227,700
2005	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2005	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2004	101 - ONE FAMILY	138,600	700	88,100	0.22	0.00	227,400
2004	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2003	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2003	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2002	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2002	101 - ONE FAMILY	115,200	400	68,900	0.22	0.00	184,500
2001	101 - ONE FAMILY	72,900	0	44,400		0.00	117,300
2000	101 - ONE FAMILY	70,700	2,200	44,400	0.22	0.00	117,300

**Previous Assessments** 

http://hudsonnh.patriotproperties.com/g\_previous.asp

• A

#### **APPLICATION FOR A VARIANCE**

WINDE HUDSON APPLICATION	
APPLICATION	FOR A VARIANCE
MAR 09 2021 APPLICATION	
Foring Departure	Entries in this box are to be filled out by Land Use Division personnel
To: Zoning Board of Adjustment Town of Hudson	Case No. 197-174 (03-25-21)
	Date Filed $3/9/21$
Name of Applicant Richard L. Garla	md Map: 197 Lot: 174 Zoning District: TR
Telephone Number (Home) 978-771 - 17	329 (Work) N/A
Mailing Address 3 Spruce Stree	+
Owner Richard L. and Rayan	ine C. Garland
Location of Property <u>3 Spruce Stree</u> (Street Address)	
Signature of Applicant	 Date
Signature of Property-Owner(s)	<u>2/26/2021</u> Date
NOTE: Fill in all portions of the Ap application is not acceptable unless all re	oplication Form(s) as appropriate. This equired statements have been made.

Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Use Division pe	
<b>cost:</b> Application fee:       .15 $$130.00$	Date received: $3/9/2/$ Amt. received: $$174.50$ Chech#
Received by:	Receipt No.: 632,682
By determination of the Zoning Administrator or Building Inspec Departmental review is required:	etor, the following
Engineering Fire Department Heal	th Officer Planner

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applicant Initials	The applicant must provide 18 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	Staff Initials TG 3/9/21
	Before making the <i>J</i> copies, please review the application with the Zoning Administrator or staff.	16.0
226	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	76
24	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N</u> A
	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will $\checkmark$ defer the hearing to a later date, following notification of such abutters.)	Petering *To be Subplitted w/complete application Revd 3/1/21
226	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	T
T24	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	16.
<u>Dilla</u>	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	NA

#### PLOT PLAN-

	I LOT I LAN-	0 í
24	Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. ( <b>NOTE</b> : it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if	pendit as of 11/2/20
	all items are not satisfactorily submitted):	_1
a) <u>721 (</u>	The plot plan shall be drawn to scale on an $8\frac{1}{2}$ x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.	TL
b) <u>P/L</u>	The plot plan shall be up-to date and dated, and shall be no more than three years old.	TG
c) 24	The plot plan shall have the signature and the name of the preparer, with his/her/their seal.	16.
d) <u>7744</u>	The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. ( <b>NOTE</b> : copies of the GIS map can be obtained at the Land Use Division.)	<u>TG.</u>
e)724	The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements.	76
f)24	The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.	TG
g) <u>24</u>	The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.	TG
h) 24	The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.	TG
i) <u>24</u>	The plot plan shall indicate all parking spaces and lanes, with dimensions.	<u>TG.</u>

The applicant has signed and dated this form to show his/her awareness of these requirements.

Signature of Applicant(s

9/25/2020

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, firstserved basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request-or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

#### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
197	1,011	Garland , Richard Li;	3 Spruce street
/ / /	174	Garland , Rayanne C.	Hudson NH 03057
197	147	Squeglia, William J	4 Hemlock St Hudson NH 0305-1
197	148	Bariteau, Brenda A.	6 Hemlock street Hudson NH 03057
		LeFrancois, Robert J;	1. Spruce strect
197	053	LeFrancois, Cheryl	Hudson NH 03051
	a/71	Morin John	2 Hemlock Street
197	054	Ovelleffe, Michael A. Sr., Tr.	Hudson NH 03057
197	173	Ovellette Tammy A., Tr. Ovellette Family Rev Trust	5 Spruce street Hudson NH 03051
197	176	Plamondon, Constance I	
197	175	Bourdon, John E.; Bourdon, Alicia A.	4 Spruce street Hudson NH 03057
197	052	Gardner, James, Tr; Gardner, Rose, Tr.; Gardner, Family Trust	2 Spruce street Hudson NH 03051
		l	

### ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
197	049	Warrington, John, Tr; Warrington, Therese, Tr; Warrington Family Trust	9 Stoffen Birch street Hudson NH 03057
197	048	Nadeau, David L.; BANNA Nudeau, Sundra A.	11 Birch street Hudson NH 03067
197	047	Nason, Richard C.; Nason, Shirley	13 Birch Street Hudson NH 03057
197	046	Labbe, James M K; Labbe, Barbara A.	15 Birch Street Hudson NH 03057
197	<b>05</b> 5	Larose, Scott B.; Macleod, Lauren J.	1 Hembell street Hudson NH 03057
197	146	Gervais, Kevin; Gervais, Kelly	21 South shore Drive Pelham NH 03076
197	145	Joviak, Paul A.; Joviak, Kimberly J.	5 Hemlock street Audson NH 03057
197	144	Sutherland , Richard	7 Hemlock Street Hudson NH 03057
197	149	Partsos, Josephine M. Rev Trust	8 Hemlock Street Hudson NH 03057
197	271	Catanzaro, John J.; Catanzaro, Maryann	7 Spruce street Hudson NH 03057
197	187 -001 NGA2008	rurcell, cassanona	10 Linden Street Hudson NH 03057
197	1877-002	Colburn, Kevin P. Tr.; Colburn, Kristine V.H., Tr.; V.H. Colburn Rev Trust	12 Linden street Hudson NH 03057
197	דרו	Armstrong, Donald S.; Armstrong, Claire L.	8 Spruce street Hudson NH 03057

SENDER:		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051		US POSTAL SERVICE - CERTIFIED MAIL	Case# 197-174VARIANCE3 Spruce Street& Equit . WaiverMap 197/Lot 174-0001 of 1	
		ARTICLE NU	JMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting	
1	7018	7730 000T	8114 0521	GARLAND, RICHARD L. ; GARLAND, RAYANNE C.	APPLICANT NOTICE MAILED	
				3 SPRUCE STREET, HUDSON, NH 03051		
2	7018	JJ30 000J	ቆጔጔ4 ዐ538	SQUEGLIA, WILLIAM J.	ABUTTER NOTICE MAILED	
3	7018	7730 0007	8ጔጔ4 0545	4 HEMLOCK STREET, HUDSON, NH 03051 BARITEAU, BRENDA A.	ABUTTER NOTICE MAILED	
				6 HEMLOCK STREET, HUDSON, NH 03051		
4	7018	7730 0007	8114 0552	MORIN, JOHN	ABUTTER NOTICE MAILED	
5			8114 0569	2 HEMLOCK ST., HUDSON, NH 03051 LEFRANCOIS, ROBERT J.; LEFRANCOIS, CHERYL	ABUTTER NOTICE MAILED	
6			8774 0056	1 SPRUCE STREET, HUDSON, NH 03051 OUELLETTE, MICHAEL A. SR., TR.; OUELLETTE, TAMMY A., TR.; OUELLETTE FAMILY REV TRUST	ABUTTER NOTICE MAILED	
7	7018	7730 0007 	8114 OO33	5 SPRUCE STREET, HUDSON, NH 03051 PLAMONDON, CONSTANCE I.	ABUTTER NOTICE MAILED	
8	7018	1130 0001	8114 0040	6 SPRUCE STREET BOURDON, JOHN E.; BOURDON, ALICIA A.	ABUTTER NOTICE MAILED	
9	7018	1730 0001	8114 0057	4 SPRUCE STREET, HUDSON, NH 03051 GARDNER, JAMES, TR.; GARDNER, ROSE, TR.; GARDNER FAMILY TRUST	ABUTTER NOTICE MAILED	
				2 SPRUCE STREET, HUDSON, NH 03051		
10						
11	(Friggerick)					
-		Total Numb sender 9	er of pieces listed by	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)	

	TOWN OF HUDSON 12 SCHOOL STREET		Case# 197-174 VARIANCE 3 Spruce Street & Equit. Waiver
SENDER:	HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	3 Spruce Street         & Equit . Waiver           Map 197/Lot 174-000         1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting
		WARRINGTON, JOHN, TR.;	
1	Mailed First Class	WARRINGTON, THERESE, TR.; WARRINGTON FAMILY REV TRUST	ABUTTER NOTICE MAILED
		9 BIRCH STREET, HUDSON, NH 03051	2
2	Mailed First Class	NADEAU, DAVID L.; NADEAU, SANDRA A.	ABUTTER NOTICE MAILED
		11 BIRCH STREET, HUDSON, NH 03051	
3	Mailed First Class	NASON, RICHARD C.; NASON, SHIRLEY	ABUTTER NOTICE MAILED
		13 BIRCH STREET, HUDSON, NH 03051	
4	Mailed First Class	LABBE, JAMES K.; LABBE, BARBARA A.	ABUTTER NOTICE MAILED
		15 BIRCH STREET, HUDSON, NH 03051	
5	Mailed First Class	LAROSE, SCOTT B.; MACLEOD, LAUREN J.	ABUTTER NOTICE MAILED
		1 HEMLOCK ST., HUDSON, NH 03051	
6	Mailed First Class	GERVAIS, KEVIN; GERVAIS, KELLEY	ABUTTER NOTICE MAILED
		21 SOUTH SHORE DR., PELHAM, NH 03076	
7	Mailed First Class	JOVIAK, PAUL A.; JOVIAK, KIMBERLY J.	ABUTTER NOTICE MAILED
		5 HEMLOCK STREET, HUDSON, NH 03051	
8	Mailed First Class	SUTHERLAND, RICHARD	ABUTTER NOTICE MAILED
		7 HEMLOCK STREET, HUDSON, NH 03051	
9	Mailed First Class	PATSOS, JOSEPHINE M. REV TRUST	ABUTTER NOTICE MAILED
9.		8 HEMLOCK STREET, HUDSON, NH 03051	
10	Mailed First Class	CATANZARO, JOHN J.; CATANZARO, MARYANN	ABUTTER NOTICE MAILED
		7 SPRUCE STREET, HUDSON, NH 03051	
11	Mailed First Class	PURCELL, SCOTT D.; PURCELL, CASSANDRA	ABUTTER NOTICE MAILED
		10 LINDEN STREET, HUDSON, NH 03051	
		COLBURN, KEVIN P., TR.;	
10	Mailed First Class	COLBURN, KRISTINE V.H., TR.; V.H. COLBURN REV TRUST	ADUTTED NOTICE MAILED
12	Mailed First Class		ABUTTER NOTICE MAILED
10	Mailed First Class	12 LINDEN STREET, HUDSON, NH 03051 ARMSTRONG, DONALD S.; ARMSTRONG, CLAIRE L.	
13	Mailed First Class		ABUTTER NOTICE MAILED
		8 SPRUCE STREET, HUDSON, NH 03051	)F hlp-storester (association Development)
	Total Number of pieces listed by sender 13	Total number of pieces rec'vd at Post Office	DF H Bostmaster (receiving Employee)
		МАР	16 2021 Maile alass First class Pepartment TD
			First Class
		<sup>Co</sup> nin-	ment (TB)
		Non-Direct First Class	Page 1

#### APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning	Υ.
Ordinance Article VIT of HZO Section(s) 334-27 (Table of minimum Dimen	tional \
	Lequirments)
To allow construction of a 420 square Foot ADU	
which encroaches the Front word setback leaving	
26 Ft where 30 Ft is required. This allowing the	
addition to conform to the town's requirments in	
the ADU check list.	

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Administrator, with the reasons for the denial being cited thereon.

#### FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to: ....
  - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
    - (1) The variance will not be contrary to the public interest;
    - (2) The spirit of the ordinance is observed;
    - (3) Substantial justice is done;
    - (4) The values of surrounding properties are not diminished; and
    - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
      - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
        - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
        - (ii) The proposed use is a reasonable one.
      - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance. New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

 Granting of the requested variance will not be contrary to the public interest, because: (Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

allow for the contined stranting this variance will TP the variance Sinalo homo family mak Will addition ADI anter distigict Dirge NOPC C and Of Allowing home the infront Ver the Chc NOVIG neighbo existing

2. The proposed use will observe the spirit of the ordinance, because: (Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

outer the higher product of the higher of the
Granting this variance will still observe the ordiance
beenuse it will be maintaining the character
of the existing neighborhood by keeping
the appearance of single femally home.
The current plan is only 420 saft which is
much less then the 750 sqft allower.

- Substantial justice would be done to the property-owner by granting the variance, because: 3. (Explain why you believe this to be true-keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.) t0 US be done bstantial Justico workd searcan Co Veep owing US to 115 r mal na no wall 01 Dal DIX
- 4. The proposed use will not diminish the values of surrounding properties, because: (Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

NSPISA actor 200K apr-200 11 0

5. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary** hardship, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way <u>and also</u> that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

unne cessar 1PS Enforcing this ordinance W expense will increase the hardshids as 1+ O FLENDEHON th 42039 ADU due small the 00 W OVIC Bhoc a pacy ard the GNG a arcu Nepr +0 CAPC OH Tho TP purcent way P NK he P 0 allow Reim Sinc 00 we D 101 0 Jars

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.

### **TOWN OF HUDSON**

### Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

**Zoning Determination #20-102** 

Richard Garland 3 Spruce St Hudson, NH 03051

#### Re: <u>3 Spruce St Map 197 Lot 174-000</u> District: Town Residence (TR)

Dear Mr. Garland,

#### **Zoning Review / Determination:**

The submitted plot plan indicates an encroachment of 4 ft into the required front setback of 30 ft, leaving 26 ft of setback.

To continue with this proposal you would need to do the following:

Obtain a variance from the ZBA for relief from §334-27 <u>Table of Minimum Dimensional</u> Requirements, for 26 ft where 30 ft is required.

You indicate this addition is for an ADU, please confirm that your proposal complies with Article XIIIA ACCESSORY DWELLING UNITS of the Zoning Ordinance.

Sincerely,

Bruce Buttrick, MCP Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

cc: Public Folder D. Groth, Town Planner File

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.* 

	COMMUNITY DEVELOPMENT OF FRANT 12 School Street Hudson, NH 030511 (603)886-6005 www.hudsonnh.gov Town of Hudson
REQUEST	FOR ZONING and/or PLANNING INFORMATION / DETERMINATION
	# 20-107
Date of request	September 9th 2020
Property Location	3 Spruce St- Hudson NH 03051
	Map Lot <u>174</u>
Zoning District if known	TR-Town Residential
□Zoning	<u>Type of Request</u> District Determination District Determination Process for Subdivision/Site Plan if required Other
Description of request/	determination: (Please attach all relevant documentation)
existing structur Upper level wi sitting area. Th	Il be split into two rooms a dinning area and a . Le ADV will be approximatly 480321. In trying to
	ard Garland price St Hudson NH 03057
	For Office use
NOTES:	AX CARD GIS A GIS A NATION LETTER SENT A DATE:

						4 - 6	1 RESIDE			Total C	
197	174	000				1 of	A chemical house of the	Hudson		RAISED: 232,	
MAP	LOT	SUB				CAR	D	nuuson	S USE	VALUE: 232,	
			IN PROCESS APP	DAISAL SH	MMARY				ASS	ESSED: 232,	800/ 232,800
PROPERTY LOCATION	Direction/Street/City			i Size Buildi	ng Value Yard	Items Land Va	ue . Total V		al Description	User Acct	
No Alt No	E ST, HUDSON		101	0.230	146,900	1,300; 8	4,600	232,800		5219	
Land and the second second second	Contraction of the second s				1) 1	*		. 1		GIS Ref	
OWNERSHIP	Unit#:		ê		19			2			
Owner 1: GARLAND, RICHA			1			A CONTRACTOR OF THE OWNER OF THE		1	ntered Lot Size	GIS Ref	
Owner 2: GARLAND, RAYAN	INE C.		Total Card	0.230	146,900		4,600				Datriot
Owner 3:	+ll_		Total Parcel	0.230	146,900		4,600		al Land: 0.23	Insp Date	A Properties Inc.
Street 1: 3 SPRUCE STREE	1		Source: Market	Adj Cost	Total Value pe	er SQ unit /Card: 19	0.20 /Parc	ei: 190.20 Land Uni	it Type: AC	06/04/19	
Street 2:				COMENIT		1.00	Pa	rcel ID 197-174-000			USER DEFINED
Twn/City: HUDSON	try Own Occ		PREVIOUS ASSE		rd Items Land Siz	e Land Value To	al Value Assesto		Date		Prior Id # 1: 0045
		·I	Tax Yr Use Cat 2020 .101 FV	Bldg Value Y 146,900		23 84,600	232,800	232,800 Year End Roll	8/27/2020	PRINT	Prior Id # 2: 0135
Postal: 03051	Type:		2020 .101 FV 2020 .101 JB	146,900	1300	23 84,600		232,800 Year End Roll	5/6/2020	Date Time	Prior 1d # 3: 0000
PREVIOUS OWNER			1 2019 101 FV	146,900		23 84,600	232,800	232,800 Year End Roll	9/16/2019	09/23/20 15:16:29	Prior Id # 1:
Owner 1: DORT, JENNIFER	M		2019 101 JB	146,500	1300	.23 84,600		232,400 Year End Roll	5/8/2019	LAST REV	Prior Id # 2: Prior Id # 3:
Owner 2: -	-		2018 -101 FV	146,500		.23 84,600:		232,400 Year End Roll	8/27/2018	distant and	Construction of the owner
Street 1: 3 SPRUCE STREE	1		2018 :101 JB	146,500		.23 84,600		232,400 Year End Roll	5/9/2018 10/26/2017	Date Time	Prior Id # 1:
Twn/City: HUDSON			2017 101 FV	146,500		23 84,600		232,400 Year End Roll 232,400 Year End Roll	8/28/2017	07/22/19 10:14:45	Prior Id # 2: Prior Id # 3:
	itry	3	2017 101 PV	146,500 <sup>1</sup>	1300;	.23 84,600	232,400	232,400 Tear End Koll		krt	THE PARTY IN COLUMN AS A DESCRIPTION OF THE PARTY IN COLUMNA AS A DESCRIPTION OF THE PARTY IN COLUMN AS A DESCRIPTION OF THE PARTY IN COLUMNA AS A DESCRIPTION OF THE PARTY INTE PARTY
Postal: 03051			SALES INFORMA	TION	TA	X DISTRICT			PAT ACCT.	6237	ASR Map:
NARRATIVE DESCRIPTI	ON	4.00	Grantor	Legal Ref	Type Date	Sale Code	oure / mee	V Tst Verif	Notes		Fact Dist:
This parcel contains .23 ACRE ONE FAMILY with a RAISED	S of land mainly classifier	u as	DORT, JENNIFER	8446-2424	1 7/12/2012	1	219,900 N				Reval Dist:
1962, having primarily WOOD	SHINGLE Exterior and 12	224	BRUCE, ALBERT E	7035-2913	.1 8/15/2003		232,000 N	and a state of the			Year:
Square Feet, with 1 Unit, 2 Ba	the 0.3/4 Bath 0 HalfBath	h. 6	BRUCE, BRENDA L	6419-0133	5/9/2001	FAMILY TRANS	146,500 N	o No			LandReason:
Rooms, and 3 Bdrms.	uis, 0 5/4 Datit, 0 Halibati	,, 0	CARLSON, DAVID	6169-0915	10/15/1999	CALL AND ADDRESS OF AD		0 .No			BidReason:
OTHER ASSESSMENTS			CARLSON, DAVID	5788-0140	2/6/1997	UNCLASSIFIED		o No		n e - 1893	CivilDistrict:
Code Descrip/No	Amount Com.	. Int	4 4 6 6 8	5089-0632	2/20/1909		100.11	·		• • • •	Ratio:
· · · · · · · · · · · · · · · · · · ·	10.X			1	· +	:	586 <b>(</b>	: 1			
	:		3 L						ACTIVITY INFOR	MATION	
			BUILDING PERM		Amount C/O	Last Visit Fed Cod	e F. Descrip	Comment	Date	Result B	Name
PROPERTY FACTORS	1		Date Number	r Descrip	Amount C/O	Last visit reu cou	e 1. Descrip	Communic	6/4/2019.Meas/Insp	pect 19	·KRT2
PROPERTY FACTORS	% Item Code De	scription	י וך .	1	1	(a) (b)	*.·	101	6/4/2019 Measured	19	KRT2
Z TR TOWN RES		NN WATE	1	7			10		6/20/2017 Field Revi		TECH ASMNT
		NN SEWE	1					12	7/30/2012 Sale Data		TECH ASMNT
n	Electri		1		*)			с с	11/17/2011 Measured		APPR TECH 4 APPRAISER II
Census:	Exmpt		1	ž		5 <b>4</b>	s. (12)		7/17/2007 Measured 1/9/2006 New Map		CHIEF ASSESS
Flood Haz: C			- · .			4	s a e K	8	7/13/2004 Inspected		NEMC
D		DLLING		8			7		5/11/2004 Measured	(a) (a)	NEMC
S	Street		1 :	a 8						A CONTRACTOR OF	1 1
t	Gas:						1		Sign:	Mer Rufflitz	
LAND SECTION (First 7	lines only)			a Unit	Neia	h Neigh		Appraised	d Alt % Spec	J Fact Use Value	Notes
Use Description LUC No o	of Units Depth / Unit T	ype La	and Type LT Base Factor Valu		Adj Neigh Influ	h Neigh Mod Infi 1	% Infl 2 %	Inft 3 % Value	Class <sup>%</sup> Land	Code	
Code Fact	PriceOnius	CRE SITE			3.34 RE			84,5	90	84,60	0
101 ONE FAMILY	0.23 SITE A		<i>*</i> -	5,1,6,0001	1. I.			10110101-00-00-000-000-00-00-00-00-00-00		. <u> </u>	
L						:	<sup>са</sup> ві				
				2				12	r.	2	<i>v</i>
	N 00			×.	~ ~ ~	a a anter a			-		đi
88.)	* 2 32		in 20	a	3			÷ .	3		
a • • •	(a) (a =	1			4	3 ·		a	ð:	3 (A) (A)	8
· · · · · ·		:		1	· · · · · · · · · · · · · · · · · · ·	Dece 1050 AV/0		Total:	84,590 Spl Credit	Total:	84,600
			011110.1404	ONE FAMILY	Prime NR	Desc RES AVG	1	· I lotal.	or,ood jopiorodid		
Total AC/HA: 0.23000	Total SF/SM: 100	19	Parcel LUC: 101				AssessPro -	11. 1	amym		2019

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Hudson

. G

			10	WETCH			I
EXTERIOR INFORMATION	BATH FEATURES	COMMENTS		KETCH			
Type: 21 - RAISED RANCH	Full Bath 2 Rating: AVERAGE	11-17-11 EXT INSP:FENC					
Sty Ht: 1 - ONE STY	A Bath: Rating:	REAR, AND YARD ITEMS					
(LIV) Units: 1 Total: 1	3/4 Bath: Rating:	SHED AND PATIO COUL	D BE SEEN EROM				
Foundation: 1 - CONCRETE	A 3QBth Rating:	FENCE BUT NOT MEASU	IRED ADDED MISSING	14		40	
Frame: 1 - WOOD	1/2 Bath: Rating:	BI GARAGE. LISTED FO	R \$219,000 JUNE 2012.				
Prime Wall: 01 - WOOD SHINGLE	A H8th: Rating:	And and a second s		•			
Sec Wall: %	OthrFix: 1 Rating: AVERAGE	RESIDENTIAL GRID					
Roof Struct 1 - GABLE	OTHER FEATURES	1st Res Grid Desc: CON	V #Units 1	FFL 18			
Roof Cover, 1 - ASPH SHING	Kits: 1 Rating: AVERAGE		R RR BR FB HB L O				
Color: BEIGE/TAN	A Kits: Rating:	Other					
View / Deslr:	Frpl: 1 Rating: GOOD	Upper	ma mana and a second and a second		:4	FFL . LLV	
	WSFlue: Rating:	<u>Lvl 2 .</u>		1			
GENERAL INFORMATION	CONDO INFORMATION			L			
Grade: C - AVERAGE	Location	Lower Totals RMs: 6 BRs:	3 Baths: 2 HB				
Year Blt: 1962 Eff Yr Blt:	Total Units:	Totals RMs: 6 BRs:		8			
Alt LUC: Alt %:	Floor:	REMODELING RE	S BREAKDOWN		• •		
Jurisdict: Fact:	% Own:		Unit' RMS BRS FL				r
Const Mod:	Name:	Interior:	1 6 3 M	L	······································	40	
Lump Sum Adj:	DEPRECIATION	Additions:					
INTERIOR INFORMATION	Phys Cond: AV - Average						
Avg Ht/FL: STD	Functional:						
Prim Int Wal 1 - DRYWALL	Economic:						
Sec Int Wall: %	Special:	And a second sec				,	
Partition: T - TYPICAL	Override:	% Electric:	Totals				
Prim Floors: 03 - HARDWOOD		2010/ 13000019	1 6 3	SUB AREA		SUB AREA DETAI	<u> </u>
Sec Floors: 04 - CARPET 15 %	CALC SUMMARY			Code Description	Area - SQ Rate - AV	Undepr Value Sub % Descrip	% Qu #Ten
Bsmnt Fir: 12 - CONCRETE	Basic \$ / SQ: 108.00	COMPARABLE SALES		FFL FIRST FLOOR	1,224 132.970	16Z,/51 Area_Usur	Туре
				-ILL LIKOI LOON		10 0 10 10 10 10 100 51 0	06.41/
Subfloor:	Size Adi.: 1.23529410		Date Sale Price		960 41,720	40,049 LLV 100 FLA	85 AV
Subfloor:	Size Adj.: 1.23529410		Date Sale Price			40,049 LLV 1100 FLA	85'AV
Subfloor: Bsmnt Gar: 1	Size Adj.: 1.23529410 Const Adj.: 0.99665999		Date Sale Price			40,049 LLV 100 FLA	85 AV
Subfloor:	Size Adj.: 1.23529410 Const Adj.: 0.99665999 Adj \$ / SQ: 132,966		Date Sale Price			40,049 LLV 100 FLA	85 AV
Subfloor: Bsmnl Gar: 1 Electric: 3 - TYPICAL	Size Adj.: [1.23529410 Const Adj.: [0.99665999 Adj \$ / SQ: 132.966 Other Features: 13181		Date Sale Price			40,049 <u>LLV</u> 100 FLA	85 AV
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL	Size Adj.: [1.23529410 Const Adj.: [0.99665999 Adj § / SQ: [132.966 Other Features: [13181 Grade Factor: [1.00		Date Sale Price			40,049 <u>LLV</u> 100 FLA	85 AV
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS	Size Adj.: [1.23529410 Const Adj.: [0.99665999 Adj § / SQ: 132.966 Other Features: 13181 Grade Factor: 1.00 NBHD Inf: [1.00000000	Rate Parcel ID Typ			960 41.720	40,049 LLV 100 FLA	85 AV
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR	Size Adj.: [1.23529410 Const Adj.: [0.99665999 Adj § / SQ: [132.966 Other Features: [13181 Grade Factor: 1.00 NBHD Inf: [1.00000000 NBHD Mod:	Rate Parcel ID Typ	Ind. Val	LLV LOWER LEVEL	960 41.720	40,049 <u>LLV</u> 100 FLA 202,800	85 AV
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR # Heat Sys: 1	Size Adj.:         1.23529410           Const Adj.:         0.99665999           Adj \$ / SQ:         132.966           Othar Features:         13181           Grade Factor:         1.00           NBHD Inf:         1.00000000           NBHD Mod:         LUC Factor:           LUC Factor:         1.00	Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:	Ind. Vel Before Depr: 132.97		960 41.720 2,184 Total:	40,049 LLV 100 FLA	
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR # Heat Sys: 1 % Heated: 100 % AC: 100	Size Adj.:         1.23529410           Const Adj.:         0.99665999           Adj.\$ / SQ:         132.966           Othar Features:         13181           Grade Factor:         1.00           NBHD Inf:         1.00000000           NBHD Mod:	Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:       Special Features:	Ind. Vel Before Depr: 132.97 Val/Su Net: 67.26	LLV LOWER LEVEL	960 41.720	40,049 LLV 100 FLA	
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR # Heat Sys: 1	Size Adj.:         1.23529410           Const Adj.:         0.99665999           Adj \$ / SQ:         132.966           Othar Features:         13181           Grade Factor:         1.00           NBHD Inf:         1.00000000           NBHD Mod:         1.00           LUC Factor:         1.00           Adj Total:         215981           Depreciation:         69114	Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:	Ind. Vel	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 <u>LLV</u> 100 FLA 202,800	
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR # Heat Sys: 1 % Heated: 100 % AC: 100 Solar HW: NO Central Vac: NO % Com Wal % Sprinkled	Size Adj.: [1.23529410           Const Adj.: [0.99665999           Adj \$ / SQ: 132.966           Othar Features:           13181           Grade Factor:           1.000           NBHD Inf:           1.0000000           NBHD Mod:           LUC Factor:           1.00           Adj Total:           215981           Depreciated Total:           146867	Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:       Special Features:	Ind. Val Before Depr: 132.97 Val/Su Net: 67.26 Val/Su SzAd 120.02 Year.	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         Insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Central Vac:       NO         % Com Wal       % Sprinkled         MOBILE HOME       Make:	Size Adj.:         1.23529410           Const Adj.:         0.99665999           Adj \$ / SQ:         132.966           Othar Features:         13181           Grade Factor:         1.00           NBHD Inf:         1.00000000           NBHD Mod:         1.00           LUC Factor:         1.00           Adj Total:         215981           Depreciation:         69114	Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris. Factor:       Special Features:       0       Final Total:       146900	Ind. Val Before Depr: 132.97 Val/Su Net: 67.26 Val/Su SzAd 120.02 Year.	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor: Bsmnt Gar: 1 Electric: 3 - TYPICAL Insulation: 2 - TYPICAL Int vs Ext: S Heat Fuel: 2 - GAS Heat Type: 1 - FORCED AIR # Heat Sys: 1 % Heated: 100 % AC: 100 Solar HW: NO Central Vac: NO % Com Wal % Sprinkled MOBILE HOME Make: SPEC FEATURES/YARD ITEMS	Size Adj.: [1.23529410           Const Adj.: [0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: [1.00000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: [215981           Depreciated Total: [146867           Model:	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     AvRate:       Special Features:     0       Final Total:     146900       Serial #	Ind.Val   Before Depr:  132.97   Val/Su Net:  67.26   Val/Su SzAd  120.02   Year.]   PARCEL I	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         Insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         % Com Wal       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description         A Y/S       Qty	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Other Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciation: 69114           Depreciated Total: 146867           Model:	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t-NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;	Ind. Val           Before Depr. 132.97           Val/Su Net: 67.26           Val/Su SZAd 120.02           Year:           PARCEL I           t NB Fa         Appr Value	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         Insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         % Com Wal       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description         A Y/S       Qty	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t-NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t-NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t-NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t-NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;       101	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         Solar HW:       NO         Com Wai       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description       A Y/S         Qty       41       IMPL SHED       D	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV 1980;	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	
Subfloor:         Bsmnt Gar:         Electric:       3 - TYPICAL         Insulation:       2 - TYPICAL         Int vs Ext:       S         Heat Fuel:       2 - GAS         Heat Type:       1 - FORCED AIR         # Heat Sys:       1         % Heated:       100         % Ocm Wal       % Sprinkled         MOBILE HOME       Make:         SPEC FEATURES/YARD ITEMS         Code       Description         41       IMPL SHED       D Y         19       PATIO       D Y         12	Size Adj.: 1.23529410           Const Adj.: 0.99665999           Adj \$ / SQ: 132.966           Othar Features: 13181           Grade Factor: 1.00           NBHD Inf: 1.0000000           NBHD Mod:           LUC Factor: 1.00           Adj Total: 215981           Depreciated Total: 146867           Model:           Size/Dim         Qual Con Year           N0           AV : AV 1980;	Rate     Parcel ID     Typ       Rate     Parcel ID     Typ       WtAv\$/SQ:     AvRate:       Juris, Factor:     Special Features:       Special Features:     0       Final Total:     146900       Serial #     13.36 T       13.36 T     55.5;	Ind. Vel           Before Depr:         132.97           Val/Su Net:         67.26           Val/Su SzAd         120.02           Year.!         PARCEL I           t.NB Fa         Appr Value         JC           800         800	LLV LOWER LEVEL	960 41.720 2,184 Total: Area 2184 FinAre	40,049 LLV 100 FLA	

### 3 Spruce Street (Map/Lot 197-174-000)





Parcels



0.02 km

0.005 0.01

0

# 3 Spruce St (Map/lot 197-174-000)







Printed 3/10/2021 9:13AM Created 3/10/2021 9:02 AM			Town of 12 Sc	tion Receipt Hudson, NH Shool Street NH 03051-4249		Receipt	<mark># 632,682</mark> tgoodwyn
		Description		Current Invoice	Payment	Balanc	ce Due
	1.00	Zoning Application- 03/ 3 Spruce Street Map/Lot 197-174-000	/25/21 ZBA Me	eeting			
		Variance Application		0.00	174.5000		0.00
		Equitable Waiver		0.00	130.0000		0.00
					Total:		304.50
	Remitter		Рау Туре	Reference	Tendered	Change	Net Paid
	Elaine Gra	ives	CHECK	CHECK # 1387	174.50	0.00	174.50

CHECK # 1388

CHECK

Elaine Graves

130.00

304.50

304.50 0.00

304.50

0.00

130.00

Total Due: Total Tendered:

Net Paid:

Total Change:



# **TOWN OF HUDSON**

### Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### Zoning Administrator Staff Report Meeting Date: March 25, 2021 37 3-16-21

<u>Case 129-094 (03-25-21)</u>: Roger A. Chopelas, 11 St Laurent Dr., Hudson, NH requests a Variance to construct an 874 sqft. Accessory Dwelling Unit where 750 sqft. maximum is allowed. [Map 129, Lot 094-000; Zoned Residential-Two (R-2); HZO Article XIIIA, Accessory Dwelling Units, §334-73.3 H, Provisions].

Address: 11 St Laurent Dr Zoning district: Residential Two (R-2)

#### Summary:

Applicant requests a Variance to allow an expansion of an existing ADU for a maximum of 874 sqft.

#### **Property description:**

Developed non-conforming lot of record (area), with 150 ft frontage where 120 ft required and 30,448 sq ft where 43,560 sq ft required. Single family w/ existing ADU. Z.A. Note: This property would be able to have two families by right in this zone: R-2.

#### **HISTORY:**

Zoning Determination #19-064 dated May 30, 2019: "conversion to two family?" B.P. #2019-00379 issued 5/20/2019 " create 594 sqft ADU". Denial for C.O.(BP #2019-00379): "ADU too large, >750 sqft". Owner built wall-separating ADU from main house (access around and outside). C.O. (BP #2019-00379) issued 11/23/2020.

#### Attachments:

"A" Assessing record, listed as #104 (2 family).

"B" Zoning Determination #19-064.

"C" B.P. #2019-00379.

"D" Zoning Determination #20-123: "C.O. denial".

"E" C.O. for BP # 2019-00379.

	านสร้างแนกลายสายปลาแกรมปลายสายเป็นและแนนสายแนนสายและสายเสียงเป็นสายอาการและ		evious Asse	Construction and the second			f Séliti Maria Biolana ang ang ang ang ang ang ang ang ang
Year	Code					Special Land	Total
ACCRET AND ADDRESS OF ADDRES	104 - TWO FAM		3,700	· · · · · · · · · · · · · · · · · · ·		0.00	278,100
2020	104 - TWO FAM	154,300	3,700	120,100	0.70	0.00	278,100
2019	101 - ONE FAMILY	144,800	3,700	109,200	0.70	0.00	257,700
2019	101 - ONE FAMILY	144,800	3,700	109,200	0.70	0.00	257,700
2018	101 - ONE FAMILY	144,800	3,700	109,200	0.70	0.00	257,700
2018	101 - ONE FAMILY	144,800	3,700	109,200	0.70	0.00	257,700
2017	101 - ONE FAMILY	147,600	3,700	109,200	0.70	0.00	260,500
2017	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2017	101 - ONE FAMILY	151,200	1,700	109,200	0.70	0.00	262,100
2016	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2016	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2015	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2015	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2014	101 - ONE FAMILY	***********	2,100	104,600	0.70	0.00	235,000
2014	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2013	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2013	101 - ONE FAMILY	างประกอบไดนการรถกับกระการการการการประ	2,100	104,600	0.70	0.00	235,000
2012	101 - ONE FAMILY	128,300	2,100	104,600	0.70	0.00	235,000
2012	101 - ONE FAMILY	150,300	2,300	133,700	0.70	0.00	286,300
2011	101 - ONE FAMILY	150,300	2,300	133,700	0.70	0.00	286,300
2011	101 - ONE FAMILY	150,300	2,300	133,700	0.70	0.00	286,300
2010	101 - ONE FAMILY	150,300	2,300	133,700	0.70	0.00	286,300
2010	101 - ONE FAMILY	150,300	2,300	133,700	0.70	0.00	286,300
2009	101 - ONE FAMILY	150,700	2,300	133,700	0.70	0.00	286,700
2008	101 - ONE FAMILY	150,700	2,300	133,700	0.70	0.00	286,700
2008	101 - ONE FAMILY		2,300	133,700	0.70	0.00	286,700
2007	101 - ONE FAMILY	150,700	2,300	133,700	0.70	0.00	286,700
	101 - ONE FAMILY	160,200	2,400	104,600	0.70	0.00	267,200
2006	101 - ONE FAMILY	Restanting the second s	2,400	104,600	0.70	0.00	267,200
	101 - ONE FAMILY	160,200	2,400	104,600	0.70	0.00	267,200
data management and	101 - ONE FAMILY	160,200	2,400	104,600	0.70	0.00	267,200
2005	101 - ONE FAMILY	160,200	2,400	104,600	0.70	0.00	267,200
-	101 - ONE FAMILY	160,200	2,400	104,700	0.70	0.00	267,300
*****	101 - ONE FAMILY	126,900	1,600	81,900	0.70	0.00	210,400
	101 - ONE FAMILY	and a second sector second	1,600	81,900	0.70	0.00	210,400
		126,900	1,600	81,900	0.70	0.00	210,400
		126,900	1,600	81,900	0.70	0.00	210,400
L.		126,900	1,600	81,900	0.70	0.00	210,400
CONTRACTOR DATE		84,600	0	55,100		0.00	139,700
WESSMITT POERSTON	101 - ONE FAMILY	84,000	600	55,100	0.70	0.00	139,700
<b>B</b> earson and the second s	ttp://hudsonnh.patriotproperties.com/g_previous.asp 3/16/202						

Previous /	Assessments
------------	-------------





Land Use Division

12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

#### **Zoning Determination #19-064**

May 30, 2019

Roger Chopelas 11 St Laurent Dr Hudson, NH 03051

Re: <u>11 St Laurent Rd Map 129 Lot 094-000</u> District: Residential Two (R-2)

Dear Mr. Chopelas,

Your request: Can you convert your existing single family to a two family dwelling?

#### Zoning Review / Determination:

This is an existing non-conforming lot of record with 0.699 Acres (where 1 Acre required) and 150 ft of frontage (where 120 ft is required). Two family dwellings are a permitted use per <u>Table</u> of Permitted Principal §334-21.

Any new addition would need to be in compliance with Table 334-27 <u>Table of Minimum</u> <u>Dimensional Requirements</u>, such as front setback of 30 ft, side and rear setbacks of 15 ft. Any deviation from the Zoning Ordinance requirements would require a variance from the Zoning Board of Adjustment.

Sincerely,

Bruce Buttrick, MCP Zoning Administrator/Code Enforcement Officer (603) 816-1275 <u>bbuttrick@hudsonnh.gov</u>

cc: Public Folder Brian Groth – Town Planner File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



#19-064

COMMUNITY DEVELOPMENT	DEPARTMENT
12 School Street	_
Hudson, NH 03051	A THE
(603)886-6005	A CONTRACTOR
www.hudsonnh.gov	(P) # T



# Town of Hudson

<b>REQUEST FOR ZONING and/or PLANNING INFORMATION /</b>
DETERMINATION
NOFHUDSON
Date of request $5-14-19$ NAV 15 1009 NAV 15 1009
Property Location 11 St. Laurent V!
Map <u>129</u> Lot <u>094</u> - $\sigma \sigma \sigma$ $\sigma_{ning Departure}$
Zoning District if known
Type of Request Zoning District Determination Use Determination Set-Back Requirements Process for Subdivision/Site Plan if required Other
Description of request / determination: (Please attach all relevant documentation)
Can I convert single family to 2 family
Applicant Contact Information:
Name: Rogh Chipiles Address: 11 5th Laurent Pro Phone Number: 603 \$39 3861
rcg10 Comcastiner
For Offue use
ATTACHMENTS: TAX CARD GIS
ZONING DETERMINATION LETTER SENT DATE: 'B,''
D 10710

Rev12712



Town of Hudson, NH

**Building Permit** 

Hudson Fire - Inspectional Services Division 12 School Street Hudson, NH 03051 603-886-6005

Owner: CHOPELAS, ROGER A. Applicant: CHOPELAS, ROGER A. Location of Work: 11 ST LAURENT DR

(No. and Street)

(Unit or Building)

Permit Number 2019-00379

Date of Issue

**Expiration Date** 

5/20/2019

11/16/2019

Description of Work: Add kitchen, move laundry, add one exterior door to in basement.

ZONING DATA: District: R-2

Map\Lot: 129-094-000

CONTRACTOR: Roger Chopelas 603-809-2861

#### **REMARKS:**

A FINAL INSPECTION IS REQUIRED BY THE INSPECTIONAL SERVICES DEPARTMENT PRIOR TO OCCUPANCY

- Building Permit Issuance Conditions are as follows:
- THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.
- THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION AND OR SITE PLAN APPROVAL REQUIREMENTS.
- «APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.
- •NO BUILDING SHALL BE OCCUPIED OR USED UNTIL A FINAL INSPECTION IS PERFORMED.
- WHEN APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING , AND MECHANICAL INSTALLATIONS.
- WORK MUST BE STARTED WITHIN 6 MONTHS FROM THE DATE OF PERMIT ISSUANCE.
- •ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE STATE OF NEW HAMPSHIRE AND HUDSON TOWN CODES.

#### INSPECTION APPROVALS

Building	<u></u>	Date
Plumbing	<u> </u>	Date
Electrical	1 1	Date
Fire Sprinklers (rough)		_(final)
Other	1	Date

Permit Holder:	CHOPELAS, I	ROGER A.				
		(Taking Responsibility	for the Work	)		
Company/Affilia	tion: Owner		Job Site	e Phone Number:		
Constr Cost:	\$8,000	Permit Fee:	\$39.30	Check No.:	Cash:	\$0.00
The F	Permit Card Sh	all be Posted and	Visible Fro	om the Street Durin	g Construction	
			•	NG INSPECTOR AND AS		
TO CONDUCT	INSPECTIONS FR		•	ON COMPLETION OF TH	IE WORK FOR WHICI	HTHIS
		PER	MIT IS ISSUED	).		
Surn.	The second secon	Q.a.	chao	alar	5/20/2	010
		Kate	1 CNOPP	(U)		.019
Code Official		Permit	Holder		Date	
					\$\$	<b>b</b> \$

The ship were statistical -	TOWN OF HUDSON TRE DEPARTMENT - INSPEC School Street · Hudson, New Hampshire O	TIONAL SERVICES DIVI 3051 · Tel: 603-886-6005 · INSPE@	RECEIVED MAY 0.7 2019 SION SION MONAL SERVICES DIVISION			
<b>BUILDING PERMIT APPLICATION – PLEASE PRINT</b>						
	ST. Laurent Dr.		Office use: Map $\underline{/29}$ Lot $\underline{094}$ Zone $\underline{R-2}$ Permit # <u>2019-0</u> 0379			
Residential Single family Modular Hon Duplex 3+ family dw Other	detached nes elling (# of units)	Type of Improvement New Building Addition Alteration/Renovation Repair/Replacement Conversion of +/- dwelling un Other	Deck Shed Swim Pool Garage its Carport			
Hospital/Mee     Industrial/W     Restaurant     Other	Professional Garage fical School arehouse Store Utility owner manufacture, assemble or produce	Type of Improvement New Building Addition Alteration/Renovation Repair/Replacement Conversion from residential to Other other to be any product, regardless of water	• use?			
Yes (Need IDA Form) No (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions <b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. ADD a Kitchen to the 100% Finished basement to create an ADDittonal Living Unit. ADD 1 new exterior deer to replaced window moves plumbling into Washer / Dryer Coom. No Footprint or Structural changed ADDing an ADI of 701 Sq. Ft						
Square Footage       Footprint 48x 30       Renovated/added No charge!       Number of stories       D         Living area of new home (exclude unfinished areas and garage)       2177       Total area of bldg						
Principal Type of I	Frame Masonry (wall bearing)	Wood Frame Other-Specify	Structural steel			
Type of Sewage Di	sposal Town or private company (	requires Town permit)				

AP

1

TOWN OF HUDSON FIRE DEPARTMENT - INSPECTIONAL SI 12 School Street · Hudson, New Hampshire 03051 · Tel: 603	
Type of Water Supply Town Type of Hes	at Source Gas Other Oil Electric
Name Address Owner <u>Roger Chopelas</u> <u>Il ST. Laurent Dr.</u>	City/State/Zip Phone Hudson NH 6038093861
Lessee	
Engineer	
I hereby certify the owner of record authorizes the proposed work and I have been an agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all s of my knowledge. The signature on this building permit authorizes all Code Official conduct inspections from time to time during and upon completion of the work f commercial or industrial I understand that an as-built plan is required prior to or Signature of applicant	tatements made on this application are true to the best s, Building Inspector and Assessor or their Agents to for which this permit is issued. If said structure is
Address 11 ST. Laurent Dr.	
	6038092861 1982
20 20	( to b. Bate (S)
Building permit fee \$_37.30 Receipt # THIS BUILDING PERMIT IS	Date
Issued subject to the following condition(s)	Denied for the following reason(s)
	U - Wolk and No Meet for Equan
Comments: Dr Awn toy buildy I wave	5-7-9         Use group:           Construction type
Certificate of Occupancy Required Final Inspection(Buildin Comments:	ng & HFD) Live loading Occupancy load
Denied Inspectional Services Official or Designee	<u>5-10-19</u> Date
* Electrical Permit, Plumbing Permit, Mechanical Pe Water, Sewer and Driveway are to be applied for a	ermit, Certificate of Occupancy, separately, when applicable.
Page 3 of 4	INSP-15 - Rev. 11/2015

i

\*

Bedroon/Lingan 204 160 D'Inig oreg Studio Style ALU イン 11 X 14.5 Fitch whit Dow FWhdows -S95 A Window 684 Instat Sherry Interen Laundry 10x5 Hallerry 6×3 Bed ODOM/ Ling RA Bathroom V V Bath Hall Laundry Kitown / Diving 5×10 July V 王王 500 200 RS 9-14-19 mechantel H.A. Room LOWN OF HUDE Storage / owner 5 torage/aunir No Department MAY 1 4 2019 0000 0000

"C 4"



### **TOWN OF HUDSON**

### Land Use Division



12 School Street \* Hudson, New Hampshire 03051 \* Tel: 603-886-6008 \* Fax: 603-594-1142

#### Zoning Determination #20-123 Building Permit C.O. application 2019-00379 denial

November 9, 2020

Roger Chopelas 11 St Laurent Dr Hudson, NH 03051

And via email: rc91@comcast.net

Re: <u>11 St Laurent Dr Map 129 Lot 094-000</u> District: Town Residence Two (R-2)

Dear Roger,

#### Denied:

Your final inspection/verification application for C.O # 2019-00379: to finish basement for studio style ADU of 595 sqft. has failed/been denied.

#### **Zoning Review / Determination:**

Your building permit application plan submitted May 14, 2019 indicates a "studio style ALU 595 sqft". Upon a site inspection today there is no 50 sqft hall as (indicated on the plans submitted), as the hall extends the full length of the basement. There is a door that connects to a bedroom from the 50 sqft bathroom, all these new "rooms" within the newly created ADU is in violation of the maximum allowed sqft of 750 sqft per section §334-73.3 H: The size of an ADU shall not be less than 350 square feet nor greater than 750 square feet. The size of the principal dwelling shall not be reduced to less than 850 square feet in order to accommodate the creation of an ADU. Measurement of size shall be consistent with Town Assessor's practices.

You would need to apply for a variance from the Zoning Board of Adjustment, to continue as built, for an ADU as constructed.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

C		Hudson, NH DF OCCUPANCY	
	12 Sch Hudson,	tional Services Division ool Street NH 03051 86-6005	
Owner, Lessee or Occupa	nt: CHOPELAS, ROGEF	. Α.	
Location of Work:	11 ST LAUREN (No. and Street)		Building)
Desc of Work: Create Acce basement.	essory Dwelling Unit. Add	kitchen, move laundry, add one ex	terior door to in
Map\Lot: 129-094-000 District: R-2		IRC Bldg Code Edition:	2009
Permit(s): 2019-00379, 20 Use Group:	19-00379-1-PL, 2019-003	/9-2-MG	
		Fire Sprinkler System Requir	red: NO
		Fire Alarm System Required:	: NO
	pections and has been for	und to substantially conform to all r ise, as limited or otherwise noted b	
This Certificate of Occupancy mu	ust conform to the Hudson Zonir	ng Ordinance Article XIIIA.	

"E"

Date of Issue: 11/24/2020

Signed:

OF HUDSON APPLICATION	Original				
APPLICATION	FOR A VARIANCE				
Coning Oep <sup>ort</sup> Town of Hudson	Entries in this box are to be filled out by Land Use Division personnel Case No. $129 - 094 (03 - 25 - 21)$ Date Filed $3/9/21$				
Date Filed					
Owner <u>Roge Chopelas</u> Location of Property <u>11 St. Laure</u> (Street Address) Rasen (International Street Address)	nt Dr. Hudson NH 03051 3-8-2021				
Signature of Applicant Roge Chaple Signature of Property-Owner(s)	Date 3 - 8 - 2021 Date				

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Use Division personnel				
COST: $5$ $130.00$ Application fee: $15$ $29.05$ Direct Abutters x \$4.10 = $29.05$ Indirect Abutters x \$0.55 = $3.30$ Total amount due:	Date received: 3/9/2/ Amt. received: \$ 162.35 Che ht			
Received by:	Amt. received: <u>\$ 162.35</u> Che h= Receipt No.: <u>632,752</u> 103			
By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:				
Engineering Fire Department Health Officer Planner				

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

Applican Initials RC	The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	Staff Initials TC
RC	Before making the 13 copies, please review the application with the Zoning Administrator or staff.	TG- TG
RL	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	76
N/ARC	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). ( <b>NOTE</b> : if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	N/A
<u>RC</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	TG-
RC	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	TG
RC	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	TC
NIA	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	N/A

#### PLOT PLAN

NIA	Except for requests pertaining to above-ground pools, sheds, decks and use variances,	NA
ſ	the application must include a copy of a certified plot plan from a licensed land	1 sec
1	surveyor. The required plot plan shall include all of the items listed below. Pictures and	N/H see proposed
	construction plans will also be helpful. (NOTE: it is the responsibility of the applicant	Floor
	to make sure that all of the requirements are satisfied. The application may be deferred if	DIAN
	all items are not satisfactorily submitted):	1 Pian A
a)	The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North	affacter
1	pointing arrow shown on the plan.	
b)	The plot plan shall be up-to date and dated, and shall be no more than three years old.	
c)	The plot plan shall have the signature and the name of the preparer, with his/her/their	
	seal.	
d)	The plot plan shall include lot dimensions and bearings, with any bounding streets and	
	with any rights-of-way and their widths as a minimum, and shall be accompanied by a	
	copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at	
	the Land Use Division.)	
e)	The plot plan shall include the location and dimensions of existing or required services,	
	the area (total square footage), all buffer zones, natural features, any landscaped areas,	
	any recreation areas, any safety zones, all signs, streams or other wetland bodies, and	
	any drainage easements.	
f)	The plot plan shall include all existing buildings or other structures, together with their	
/	dimensions and the distances from the lot lines, as well as any encroachments.	
g)	The plot plan shall include all proposed buildings, structures, or additions, marked as	
	"PROPOSED," together with all applicable dimensions and encroachments.	
h)	The plot plan shall show the building envelope as defined from all the setbacks required	
N/	by the zoning ordinance.	· · · · · · · · · · · · · · · · · · ·
i) W/	The plot plan shall indicate all parking spaces and lanes, with dimensions.	V
/		

The applicant has signed and dated this form to show his/her awareness of these requirements.

Ragen Charl-Signature of Applicant(S) <u>3-7-2021</u> Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, firstserved basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.

#### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

	MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
	138	09	Guinevere Strack Dmytro VOlKov	8 Forest Rd Hudson NH 03051
	138	10	Paul, sandra martinage	10 Forest Rd Hudson NH 03051
	199	95	Ken, Kim Madore	9 St. Laurent Dr. Hudson NH 03051
	129	59	Dan, Christika Magovern	12 St. Laurent Dr Hudson NH 03051
	129	60	tim, susan Hogan	14 St. Laurent Dr. Hudson NH 03051
	129	93	valecia Holm Stern Roy	15 ST. Laurent Pr. Hudson NH 03051
Applicat	129	94	Roger Chopelas	11 ST. Laurent Pr. Hudson NH 03051

#### ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
138	08	Joe, Helen Donisi	6 Forest Rd Hudson NH 03051
129	97	Tim, Jen Casey	12 Forest Rd. Hudson NH 03051
199	96	Remi Fauteux	7 ST, Laurent Dr. Hudson NH 03051
129	58	Janes, Kathleen Higgins	10 St. Lawrent Dr. Hudson NH 03051
129	61	LUCIERE REGNEY	16 St. Laurent pr. Hudson NH 03051
129	97	Victoria Brown	17 St, Laurent Dr. Hudson NH 03051

SENDI	ER:	12 S	N OF HUDS CHOOL STF SON, NH 03	REET		US POSTAL SERVIC <mark>E - CERTIFIED MAIL</mark>	Case# 129-094         VARIANCE           11 St Laurent Dr.         Map 129/Lot 094-000         1 of 1
		ART	ICLE NUI	MBER		Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting
1	7018	1130	0001	ቆጔጔዛ	0064	CHOPELAS, ROGER A.	APPLICANT NOTICE MAILED
2	7018	7730 	0001	ቆኔጌዛ	0071	11 ST LAURENT DR., HUDSON, NH 03051 STRACK, GUINEVERE MARIE; VOLKOV, DMYTRO	ABUTTER NOTICE MAILED
						8 FOREST ROAD, HUDSON, NH 03051	
3	7018	7730	0001	8ጔጔ4	8800	MARTINAGE, PAUL H., JR. & SANDRA L., TRUSTEES; MARTINAGE FAMILY REV TRUST	ABUTTER NOTICE MAILED
						10 FOREST ROAD, HUDSON, NH 03051	
4	7018	1730	0001	ቆጔጔፋ	0095	MADORE, KENNETH J.; MADORE, KIM A.	ABUTTER NOTICE MAILED
						9 ST LAURENT DRIVE, HUDSON, NH 03051	
5	7018	7730	0001	8ጔጔ4	0707	MAGOVERN, DANIEL R.; MAGOVERN, CHRISTINA L.	ABUTTER NOTICE MAILED
						12 ST LAURENT DRIVE, HUDSON, NH 03051	
6	7018	1730	0001	8ጔጔ4	0779	HOGAN, TIMOTHY J.; HOGAN, SUSAN S.	ABUTTER NOTICE MAILED
7	7018	7730	0001	8114	0125	14 ST LAURENT DRIVE, HUDSON, NH 03051 HOLM, VALECIA; ROY, STEVEN	ABUTTER NOTICE MAILED
						15 ST LAURENT DRIVE, HUDSON, NH 03051	P1-9
8		line stand				15 ST LAURENT DRIVE, HUDSON, NH 05051	
						31	
9						21	1921
10			MARKEN ST			12.21	
10	Contraction (Artic					11	11
11							1583
12							
		100000000000000000000000000000000000000	al Numbe der 7	er of piec	ces listed by	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 129-094         VARIANCE           11 St Laurent Dr.         Map 129/Lot 094-000         1 of 1				
---------	--	--	---				
а	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/25/2021 ZBA Meeting				
1	Mailed First Class	DONISI, JOSEPH R.; DONISI, HELEN M.	ABUTTER NOTICE MAILED				
		6 FOREST ROAD, HUDSON, NH 03051					
2	Mailed First Class	CASEY, TIMOTHY P.; CASEY, JENNIFER L.	ABUTTER NOTICE MAILED				
		12 FOREST ROAD, HUDSON, NH 03051					
3	Mailed First Class	FAUTEUX, REMI	ABUTTER NOTICE MAILED				
		7 ST LAURENT DRIVE, HUDSON, NH 03051					
4	Mailed First Class	HIGGINS, JAMES W.; HIGGINS, KATHLEEN E.	ABUTTER NOTICE MAILED				
	2	10 ST LAURENT DRIVE, HUDSON, NH 03051					
5	Mailed First Class	REGNERY, LUCIENE C.	ABUTTER NOTICE MAILED				
		16 ST. LAURENT DR., HUDSON, NH 03051					
6	Mailed First Class	BROWN, VICTORIA L.	ABUTTER NOTICE MAILED				
		17 ST. LAURENT DR., HUDSON, NH 03051					
7							
8							
9							
10							
11							
12							
13							
×							
14							
15							
			FHUD				
	Total Number of pieces listed by sender 6	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)				
L		MAR	16 2021 Maile First				
		Non-Direct First Class	Department (TB) Wether Page 1				

#### APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article X HIA of HZO Section(s) 334-73.317in order to permit the following change or use:

Allow ADU USE ot 874 Sq. Ft. as measured

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Administrator, with the reasons for the denial being cited thereon.

#### FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to: ....
  - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
    - (1) The variance will not be contrary to the public interest;
    - (2) The spirit of the ordinance is observed;
    - (3) Substantial justice is done;
    - (4) The values of surrounding properties are not diminished; and
    - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
      - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
        - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
        - (ii) The proposed use is a reasonable one.
      - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance. New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

 Granting of the requested variance will not be contrary to the public interest, because: (Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

this property is existing and cultently geproved as an
ADVI THE HOME was is poor condition when I bought
it 4 years ago and today adds value to the neighborhood.
no changes in Footprint of driveway or front face of
home, this home is an assess to the nelaborhood
and town the housing prices and Lack of affordable
housing indicate the need for ADUS.

2. The proposed use will observe the spirit of the ordinance, because: (Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

No more than 2 occupants will Live in this ADU. The Lowel Level was mostly finished before I bought it and the fact that it was mentioned in the denial as
an accusation that I Flaight the Bldroom during construction
is false, This house is Located in R2 zone and
Zoning Opinion is attached (may 30 2019)

3. Substantial justice would be done to the property-owner by granting the variance, because: (Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Due to the unnessassary requirement to build walls
blocking my access to the back news From inside
I now have to walk outside to enter the prestoring
areas or acress the HVAC Room, This home is in
Current Partral use and Approving the warance will
benefit the owner.

4. The proposed use will not diminish the values of surrounding properties, because: (Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

La Fleur evole mortgage See Attached OPINIONS TO MAYA (a) carol Griffin Remax Reality T bought this have in terrible condition with Known Zoning issues Tuhich was causing complaintsigned The ownes broken down cars and created a had previos dangvous Kitchen like aveg in illegal and the basement Neighbors clapped and commented positivity Whin remarke the overgrown trees and shrubs:

5. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way <u>and also</u> that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

MY home is single Family with see a Hathed C.O. Û Q PPOUR dated 11-24-2020) which I was regulad off 10 wall в-д Basement to get approved. This home is Lacated IA. the Ser a Hchail Opinion Zonma dated May 30 2020 which 5 tates the family possibily. Ŧ do 101 ) WOA. OA. Э ADU rules OCUMAN Family, requir Lest than 2 Gr The 255  $\boldsymbol{\mathcal{I}}$ better for the nieighbohood and 7f WHICH 15 town. oriside have to go into the storage HV Ac X NOOM 90 05 applicable Rain / Snaw & goelled <u>For</u> a11 2.em 715 iΛ oral the work. Complete highered profesting als 40 and value Code permits and town Standards and ARVE I any of them. will Hopoving this request NOT VIOIS Hed of outside home MV neighbor Change garthing ′m∢ \_ how nice Comment all the fime MV home Looks and neighbor, the 2 opinions I got I am a good how SUPPORT this variance. My housing protestionals From approved WIN Move in ond disabled Sister 1 this did not charge the Footprint øſ exterior of the

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



## **TOWN OF HUDSON**

## Land Use Division



12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

#### Zoning Determination #20-123 Building Permit C.O. application 2019-00379 denial

November 9, 2020

Roger Chopelas 11 St Laurent Dr Hudson, NH 03051

And via email: rc91@comcast.net

#### Re: <u>11 St Laurent Dr Map 129 Lot 094-000</u> District: Town Residence Two (R-2)

Dear Roger,

#### **Denied:**

Your final inspection/verification application for C.O # 2019-00379: to finish basement for studio style ADU of 595 sqft. has failed/been denied.

#### **Zoning Review / Determination:**

Your building permit application plan submitted May 14, 2019 indicates a "studio style ALU 595 sqft". Upon a site inspection today there is no 50 sqft hall as (indicated on the plans submitted), as the hall extends the full length of the basement. There is a door that connects to a bedroom from the 50 sqft bathroom, all these new "rooms" within the newly created ADU is in violation of the maximum allowed sqft of 750 sqft per section §334-73.3 H: The size of an ADU shall not be less than 350 square feet nor greater than 750 square feet. The size of the principal dwelling shall not be reduced to less than 850 square feet in order to accommodate the creation of an ADU. Measurement of size shall be consistent with Town Assessor's practices.

You would need to apply for a variance from the Zoning Board of Adjustment, to continue as built, for an ADU as constructed.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Sincerely, here

Bruce Buttrick, MCP Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

cc: Public Folder D. Hebert, Building Official B. Groth, Town Planner File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

### Town of Hudson, NH CERTIFICATE OF OCCUPANCY



Hudson Fire - Inspectional Services Division 12 School Street Hudson, NH 03051 603-886-6005

Owner, Lessee or Occupant: CHOPELAS, ROGER A.

 

 Location of Work:
 11
 ST LAURENT DR (No. and Street)
 (Unit or Building)

 Desc of Work:
 Create Accessory Dwelling Unit.
 Add kitchen, move laundry, add one exterior door to in

Map\Lot:129-094-000IRC Bldg Code Edition:2009District:R-2Permit(s):2019-00379, 2019-00379-1-PL, 2019-00379-2-MGUse Group:Fire Sprinkler System Required:NO<br/>Fire Alarm System Required:NO<br/>NO

This is to certify that CHOPELAS, ROGER A.

Date of

basement.

has\have obtained all final inspections and has been found to substantially conform to all regulations and codes and is hereby approved for occupancy and use, as limited or otherwise noted below.

This Certificate of Occupancy must conform to the Hudson Zoning Ordinance Article XIIIA.

	$\bigcap$		
Issue:11/24/2020	Signed:	and R.	Yeley
	$\bigcirc$		~





Land Use Division

12 School Street ' Hudson, New Hampshire 03051 ' Tel: 603-886-6008 ' Fax: 603-594-1142

#### **Zoning Determination #19-064**

May 30, 2019

Roger Chopelas 11 St Laurent Dr Hudson, NH 03051

#### Re: <u>11 St Laurent Rd Map 129 Lot 094-000</u> District: Residential Two (R-2)

Dear Mr. Chopelas,

Your request: Can you convert your existing single family to a two family dwelling?

#### Zoning Review / Determination:

This is an existing non-conforming lot of record with 0.699 Acres (where 1 Acre required) and 150 ft of frontage (where 120 ft is required). Two family dwellings are a permitted use per <u>Table</u> of <u>Permitted Principal</u> §334-21.

Any new addition would need to be in compliance with Table 334-27 <u>Table of Minimum</u> <u>Dimensional Requirements</u>, such as front setback of 30 ft, side and rear setbacks of 15 ft. Any deviation from the Zoning Ordinance requirements would require a variance from the Zoning Board of Adjustment.

Sincerely,

Bruce Buttrick, MCP Zoning Administrator/Code Enforcement Officer (603) 816-1275 bbuttrick@hudsonnh.gov

cc: Public Folder Brian Groth – Town Planner File

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.* 

MAP	LOT		SUB						CARD		Hud	son	APPRAIS USE VAI ASSESS	LUE: 293,2	200/ 29
PERTY LOCA o Alt No 11 IERSHIP	Direction ST LAURENT DR,	n/Street/City HUDSON nit#:		Use Code	Land Siz			Yard Items 4,700	Land Value 109,20	Total Value	e 3,200	Legal Descript		User Acct 5705 GIS Ref	
er 1: CHOPELA														- GIS Ref	
er 2: er 3:			1 1 20	Total Card Total Parcel		0.699 0.699	179,300 179,300	4,700 4,700	109,20 109,20		3,200    3,200	Entered Lot Siz Total Land: 0.699		- Insp Date	Datri
et 1: 11 ST LAU	RENT DR.				Market Ad			ue per SQ unit /(	/Card: 148.82			Land Unit Type: AC		11/09/20	# Propertie
City: HUDSON		······		PREVIOUS	ASSESS	MENT					el ID 129-0		- Data -	!3766!	USER DEFINE
Prov: NH	Cntry	Own Occ:		Tax Yr Use	Cat B	3ldg Value Y				/alue Asses'd Val 8,100 278	alue 3,100 Year End	Notes 8/27/	Date //2020	DOINT	Prior Id # 2: 002
stal: 03051		Type:		2020 104 2020 104	FV JB	154,300 154,300	3700 3700		· · ·		3,100 Year Env		1	PRINT Date Time	Prior Id # 3: 001
VIOUS OWNE		~		2020 104 2019 101	FV	144,800	3700		1 1	7,700 257	7,700 Year En	nd Roll 9/16/		03/08/21 12:01:46	Prior Id # 1:
	NAT. MORT ASSOC	;• 	1 5	2019 101	JB	144,800	3700	.699 109	and have been a second s	.,	7,700 Year En		2019	p.	Prior Id # 2:
er 2: C/O SETE	ERUS, INC / MILLIKAN WAY STE	<u>ຕ່າງດັດ</u>		2018 101	FV	144,800	3700				7,700 Year En		ð	LAST REV	Prior Id # 3:
		1200		2018 101	JB	144,800	3700			- • ·	7,700 Year En		L.	Date Time	Prior Id # 1: Prior Id # 2:
City: BEAVERT Prov: OR	Cntry	<u> </u>		2017 101	FV	147,600	3700				0,500 Year En 2,100 Year En		26/2017 2017	12/17/20 15:38:16	
rov: OR stal: 97005-234			1	2017 101	PV	151,200	1700			2,100 262	,]UU ⊺⊌ai			amym	Prior Id # 3:
		L	,	SALES INFO	ORMATI			TAX DISTRI				PAT A		3766	ASR Map:
RATIVE DES	GRIPTION 699 ACRES of land n	mainly classified	as	Grante	or	Legal Ref							Notes	Hill - Carta a series	Fact Dist:
arcei contains . 	.699 ACRES of land n EVEL Building built ab	nainiy Gassinov v voit 1984, havinr	a	FEDERAL NAT		8987-2128	1 7/11/2			256,000 No					Reval Dist:
Mutaosiusi ⊑≞ ⊴io WOOD Exte	erior and 1970 Square	- Feet. with 2 Un	nits. 2	LATTI, DAVID		8960-2712	5 2/13/2			227,400 No		<u> </u>	<u> </u>		Year:
	HalfBath, 6 Rooms, ar			LATTI, DAVID		8347-1695	2 8/12/2		E	No 261,500 No				]	LandReason:
, .				GILLESPIE, D/		6946-2320	1 5/30/2			261,500 No 189,900 No					BidReason:
ER ASSESS				GUILLEMETTE		6246-0760 3028-0247	5/30/2	1		189,900 No					CivilDistrict:
le Descrip/N	No Amount	Com. i	int	101 REALTY, I	.NG	3020-0241	1 014-11	903							Ratio:
			<u> </u>	.		<u> </u>									
						~	L	. <u> </u>					INFORMA	TION	
		alaalahadaal		BUILDING I				i nat Vicit	Fed Code F	T Decerin	Comment			Result By	y Name
PERTY FAC	TOPE				Number	Descrip	Amount C/ 8,000 O	O Last Visit	Feu Guie	, neseth	OUTINO	11/9/2020	and the state of the second	21	DEP ASR
Code Desc		m Code Des	scription	11/24/2020 20		MECHANIC	8,000 C						Permit Visit	21	DEP ASR
	DTWO wat		VN WATE			ELECTRIC	800 C						Permit Visit	12	TECH ASMNT
<u> </u>	Sew		VN SEWE				600 C					2/8/2018	Permit Visit	12	TECH ASMNT
		1000	Contraction of the second s	Second N		The second s	1					in the second se	Oute Date M	12	TECH ASMNT
							8.000 C					10/17/2017	Sale Data VI		
	Elec	ctri		5/20/2019 20	019-00379	INT RENO	8,000 C 2,000 C					10/30/2015	Left Notice	15	APPR TECH 5
Census:		ctri		5/20/2019 20 5/18/2018 20	019-00379 018-00444							10/30/2015 1/12/2010	Left Notice Other Change	15 je 10	APPR TECH 5 APPRAISER II
	Elec Exr	ctri		5/20/2019 20 5/18/2018 20	019-00379 018-00444 018-00443	INT RENO MECHANIC PROPANE	2,000 C					10/30/2015 1/12/2010	Left Notice	15	APPR TECH 5 APPRAISER II APPRAISER II
	Elec Exm Top	ctri npt po 1 LEVI		5/20/2019 20 5/18/2018 20 5/18/2018 20	019-00379 018-00444 018-00443	INT RENO MECHANIC PROPANE	2,000 C C					10/30/2015 1/12/2010 8/29/2008	Left Notice Other Change	15 je 10	APPR TECH 5 APPRAISER II
	Elec Exm Top Stre	ctri npt po 1 LEV		5/20/2019 20 5/18/2018 20 5/18/2018 20	019-00379 018-00444 018-00443	INT RENO MECHANIC PROPANE	2,000 C C					10/30/2015 1/12/2010 8/29/2008 3/2/2005	Left Notice Other Change Measured New Maps	je 15 10 10 1	APPR TECH 5 APPRAISER II APPRAISER II
Flood Haz: C	Elec Exm Top Stre Ga	ctri npt po 1 LEVI eet as:		5/20/2019 20 5/18/2018 20 5/18/2018 20	019-00379 018-00444 018-00443	INT RENO MECHANIC PROPANE	2,000 C C C					10/30/2015 1/12/2010 8/29/2008 3/2/2005 Sign:	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 1 N OF VISIT NOT DATA	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only	ctri	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20	019-00379 018-00444 018-00443 017-01183 Base	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C	Neigh Neigh				10/30/2015 1/12/2010 8/29/2008 3/2/2005 Sign:	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 1 N OF VISIT NOT DATA	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only	ctri	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20	019-00379 018-00444 018-00443 017-01183	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	infl.1 %	%r	infi 3: %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS / Notes
ND SECTION	Elec Exm Top Stre Ga	ctrinpt _	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C	Neigh Neigh	Infl.1 %		11.3 %	10/30/2015 1/12/2010 8/29/2008 3/2/2005 Sign:	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 1 N OF VISIT NOT DATA	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS / Notes
ND SECTION	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctrinpt _	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	Infl.1 %		n13 %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS /
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctrinpt _	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	Infl.1 %		n13 %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS /
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctrinpt _	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	Infl.1 %		n1 3: %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctrinpt _	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	Infl 1 %		nfl 3: 96	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctri po 1 po 1 eet s: y) Depth / Unit Type iceUnits	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod			nfl 3: 96	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elec Exm Top Stre Ga (First 7 lines only LUC Fact No of Units D Pri	ctri po 1 po 1 eet s: y) Depth / Unit Type iceUnits	/El.	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 017-01183 Base or Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh	Neigh Neigh Influ Mod	Infl.1 %		nfl 3: %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           Appraised           Alt           Value	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	je 15 10 10 1 N OF VISIT NOT DATA J Fact Use Value	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS
Flood Haz: C	Elect Exm Top Stre Ga (First 7 lines only LUC Fact No of Units 0.699	ctri po 1 po 1 eet s: y) Depth / Unit Type iceUnits	/EL ype Lanc CRE SITE	5/20/2019 22 5/18/2018 20 5/18/2018 20 11/16/2017 20 11/16/2017 20 11/16/2017 20 LT Factor	019-00379 018-00444 018-00443 017-01183 Base pr Value	INT RENO MECHANIC PROPANE WOOD STV	2,000 C C C Adj Neigh 1.30 RF	Neigh Neigh Influ Mod			Infl 3 %	10/30/2015           1/12/2010           8/29/2008           3/2/2005           Sign:           4           Value           109,164	Left Notice     Other Change     Measured     New Maps     VER/PLGATION	Je 15 10 10 1 1 N OF VISIT KOT DATA J Fact Use Value 109,200	APPR TECH 5 APPRAISER II APPRAISER II CHIEF ASSESS

Type: 18 - SPLI		Full Bath 2	Rating: AVERAGE	∋E   BMT G/	ARS CONVERTED	D TO FLA. ///irrigation.							
	NE STY	A Bath:	Rating:	//genera		2020- single family to 2							
.iv) Units: 2		3/4 Bath:	Rating:	family///	/no kit, dwalled as (	of 3/3 needs kit, fl, trim,				13			
		A 3QBth	Rating:	fixt, pl//.	. 11-2020 co insp-	noted that permit is for			FFL	wok			
		1/2 Bath:	Rating;	adu, adj	j LUC to 1071//par	t of bmt, including boile.							
	/00D	A HBth:	Rating:				-	1	14	5			
	<u>/////////////////////////////////////</u>	OthrFix:	Rating:	RESID	ENTIAL GRID					48	28		
Sec Wall:	1. 1	OTHER FEA		1st Res	Grid Desc: CO	NV #Units 1	-						
ARE EXCLUSION IN THE	r in the second s	Kits: 1	Rating: AVERAGI	and the second	FY LR DR D K	FR RR BR FB HB L O		10					
1712 - E - 1721 A	SPH SHING	A Kits: 1	Rating: GOOD	Other	• 1.00 1.00 1.00								
Color: TAN		Frpl:	Rating:	Upper						1			
w / Desir:		WSFlue: 1	Rating: AVERAG	E LVI 2	•			2 UCN	051			1	
NERAL INFORM			FORMATION		·			10	CFL FFL	5	FFL LLV		
Grade: C - AVEF	a status status	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TURNATION	Lower									
	Eff Yr Blt:	Location:		Totals	RMs: 6 BRs	s: 3 Baths: 2 HB	-			13			
It LUC:	Alt %:	Total Units:						<u> </u>					
irisdict:	Fact:	Floor:		REMO		LES BREAKDOWN		6					
Const Mod:		% Own:		Exter	rior: Nr	to Unit RMS BRS FL				<u>I</u>	4		ļ
Lump Sum Adj:	ar ann an	Name:		Inter	rior:	1 6 3 M		Ļ	<b>\$</b> 7-L	L 8	5	12 2 2	
		DEPRECIA		Additio	ons:		_			5 6 EFP	8	FFL	
ERIOR INFORM	MATION	Phys Cond: A	AG - Avg-Good	30. % Kitch	hen: 2020		[				1		
vg Ht/FL: STD	- SAMALI	Functional:			aths:						]		
	RYWALL	Economic:			oing: 2020 –								
Int Wall:	%	Special, IN	NC - New Constr	% Elect	ctric: 2020	Totals							
- (E. FOCELE)	YPICAL	Override:		% Heati		SEC		·····			0110		
					eral: 2020 —	1 6 3	SUB /					AREA DETAIL	
ac Floors: 16 - VII		07 LM 0 0 0 111					Code		12 a	and the second	epr Value Sub	Lioconn	% Qu #1
Ismnt Fir: 12 - CC	ONCRETE		/ SQ: 107.00	and the second s	RABLE SALES	Date Sale Price	FFL	FIRST FLOOR	1,471	117.170	172,356 Area	Usbl	Type
Subfloor:			e Adj.: 1.11182868	Rate	Parcel ID	Sale Price	LLV	LOWER LEVEL	1,248	37.050	46,244 LLV	100 APT	40 AV 55 AV
smnt Gar:	:	Const	t Adj.: 0.98490000				CFL	CATHEDR AREA	585	11.720	6,854 L.L.V	100 FLA	
	YPICAL	Adj \$	/ SQ: 117.169	-			EFP	ENC PORCH	88 66	93.210 27.380	8,203 1,780		
	YPICAL	Other Feat	tures: 21493				WDK	WOOD DECK	65 20	33.480	670		
nt vs Ext: S			actor: 1.00				UCN	UNF CANOPY	40	33.400	010		
and a set to a set of the	ROPANE	NBH	ID Inf: 1.00000000	-									
	ORCED AIR	NBHD	Mod:	WtAv\$/SQ:	AvRate	e; Ind.Val		Net Sketched Area	· 3.477	Total:	236,107		
Heat Sys: 1	· · · · · · · · · · · · · · · · · · ·	LUC F	actor: 1.00	L		·	Size /			3477 FinArea	1970		
6 Heated: 100	% AC: 100	Adj	Total: 257599	Juris. Fa		Before Depr: 117.17		<u>uj</u>	<u></u>	<b>V</b> 1, (1			
Solar HW: NO	Central Vac: NO		iation: 78310	Special Feat	eta fati esti	Val/Su Net: 51.57			IMAGE		AssessPro	Patriot Pr	onerties, Inc
Com Wol					Tatal 170200	Val/Su SzAd 121.89					ADJEDJI		operation of the second s
Com Wal	% Sprinkled			Final	Total: 179300				- 0.500000000000000000000000000000000000			2.11.11.11.11.11.11.11.11.11.11.11.11.11	
	·······		Total: 179289		Serial #	Year	Co	lor:					
BILE HOME	Make:					Year:			-				
BILE HOME	Make: S/YARD ITEMS	Depreciated	Total: 179289 Model:		Serial #	Year. PARCEL	ID 129-09-		- ]		Alta		
BILE HOME	Make: S/YARD ITEMS	Depreciated Size/Dim Q	Total: 179289 Model: Qual   Con   Year	Unit Price D/S	Serial #	Year. PARCEL	ID 129-09- JCod JFact	4-000	- ] ]				
BILE HOME EC FEATURES de Description DECK-WOOD	Make:           S/YARD ITEMS           A Y/S Qty           D D Y 11575	Depreciated Size/Dim Q	Total: 179289 Model: Qual Con Year U AV AV 1984	Unit Price D/S 12.66 T	Serial #	Year: PARCEL act NB Fa Appr Value	ID 129-09- JCod JFact	4-000 Juris. Value				******	
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S         Qty           D         D         Y         1/575           /         D         Y         1/1575	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value	JCod JFact	4-000 Juris. Value					
BILE HOME EC FEATURES de Description DECK-WOOD	Make:           S/YARD ITEMS           A Y/S Qty           D D Y 11575	Depreciated       Size/Dim     Q       6     A       (26     A	Total: 179289 Model: Qual Con Year U AV AV 1984	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S         Qty           D         D         Y         1/575           /         D         Y         1/1575	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					
BILE HOME EC FEATURES de Description DECK-WOOD POOL-AG/OV	Make:           S/YARD ITEMS           A         Y/S           D         D           Y         1/575           O         D           Y         1/15X5	Depreciated       Size/Dim     Q       6     A       (26     A	Total:         179289           Model:	Unit Price D/S 12.66 T 0.00 T	Serial #           Dep         LUC         Fa           49.5         1071         10.5         1071	Year: PARCEL act NB Fa Appr Value 3,700	JCod JFact	4-000 Juris. Value 3,700					





March 2, 2021	1:1,673
Legend	0 0.0125 0.025 0.05 mi
Easement_Lines	0 0.0225 0.045 0.09 km
Parcels	







#### LOCATED AT

11 St. Laurent Dr Hudson, NH 03051 Hillsborough County Registry Of Deeds Book - 8960 Page - 2712

FOR

Evolve Bank and Trust - NH Bedford 292 Rt 101 Bedford, NH 03110

OPINION OF VALUE 260,000

#### AS OF

06/05/2017

#### BY

Alan Scott A E Appraisals 1 HICKORY LANE HOLLIS, NH 03049 (603) 465-2341 ascott@tds.net appraisals (603) 231-4058

Main File No. 341-1634274 Page #2

	Uniform Residentia	I Appraisal Report	341-16 File # 341-16	
The purpose of this summary appraisal report				of the subject property.
Property Address 11 St. Laurent Dr		City Hudson		Zlp Code 03051
Borrower Roger A. Chopelas	Owner of Public Record	Federal Nat, Mort Assoc C/C		orough
	Registry Of Deeds Book - 8960 Page	9 - 2712		
Assessor's Parcel # 129-094-000	****	Tax Year 2016	R.E. Taxes \$ 5	
Neighborhood Name Saint Laurent		Map Reference 31700	Census Tract C	
Occupant 🛛 Owner 🗌 Tenant 🔲 Vaca		0 🗍 PU	D HOA\$O [	per year 🛄 per month
Property Rights Appraised X Fee Simple	Leasehold Olher (describe)			
Assignment Type Purchase Transaction				
Lender/Client Evolve Bank and Trust	- NH Bedford Address 292 RL e or has it been offered for sale in the twelve mo	101, Bedford, NH 03110		Yes 🗋 No
Report data source(s) used, offering price(s), a		\$259,900 02/17/2016 NHML	· · · · · · · · · · · · · · · · · · ·	
Subject is currently on the market. Su		\$259,900 02/17/2016 NHML	5# 44/1/64 No redu	cea onering Price .
I 🛛 did 🗌 did not analyze the contract fo		ioin the results of the analysis of the pa	intract for cole or why the a	nalucie wae not
	ed and reviewed fully executed 5 pag			
	low which is the definition of the contra			a orginal by boar
	stract 05/25/2017 is the property seller th		No Data Source(s)	Legal Attached
	, sale concessions, gift or downpayment assista			Yes 🖂 No
If Yes, report the total dollar amount and descri	ibe the items to be paid. \$0;;			
Note: Race and the racial composition of the	ne neighborhood are not appraisal factors.			
Neighborhood Characteristics	One-Unit H	lousing Trends	One-Unit Housing	Present Land Use %
Location 🗌 Urban 🖂 Suburban 🗍	Rural Property Values Increasing	🛛 Stable 🗌 Declining	PRICE AGE	One-Unit 75 %
Bullt-Up 🗌 Over 75% 🔀 25-75% 🗌	Under 25% Demand/Supply D Shortage	🔀 In Balance 🔲 Over Supply	\$ (000) (yrs)	2-4 Unit %
	Slow Marketing Time 🔀 Under 3 mt	ths 🔲 3-6 mths 📋 Over 6 mths	180 Low 5	Multi-Family %
Neighborhood Boundaries Subject is bo	ounded North by Page Road , East b	by Robinson Rd , South by	350 High 150	Commercial %
Pelham Road and West by Merrimac	ck River.		260 Pred. 35	Other 25 %
Neighborhood Description Subject neigi	hborhood is made up of mostly single	-family homes with no negative	e factors noted at the	time of inspection.
The remaining 25% land-use is prese	ently vacant land. Subject is close to f	ire,police, goods and services.	Appraiser found no a	dverse conditions or
negative external obsolescence. No a				
Market Conditions (including support for the ab		are stable. The definition of st		
	sales attached. Conventional financi			
	his time. Difference in Predominant pr			
Dimensions 150' Frontage	Area 30492 sf		ap attached View N;	Res;
Specific Zoning Classification R2- Resident		Acre minimum and 120 ' front	age	
	nconforming (Grandfathered Use) 🔲 No Zonin			·····
Is the highest and best use of subject property	as improved (or as proposed per plans and spe	scilications) the present use?	Yes 🔄 No If No, des	CIDE
Utilities Public Other (describe)	Public Other (de	off sits inter	arana Trea	Dublia Drivate
Electricity	Public Other (de Water 🕅 🗍	Street Pav	rovements - Type	Public Private
Gas Propane / Ty		Alley Non		
FEMA Special Flood Hazard Area		FEMA Map # 33011C0512D		Dale 09/25/2009
Are the utilities and off-site improvements typic		lo If No, describe	телятнар	Dalo 03/20/2003
	al factors (easements, encroachments, environ		Yes 🕅 No	If Yes, describe
	r this area not adverse to subject mar			
	factors easements encroachments or			
subject property. Subject cannot be		····· <b>,</b>		,
General Description	Foundation	Exterior Description material	s/condition Interior	materials/condition
Units 🖂 One 🔲 One with Accessory Unit		Foundation Walls Concrete /a		Vynl/Crot/Avg
# of Stories 1	🔀 Full Basement 🔲 Partial Basement	Exterior Walls Vert.Wood/		Drywall/Average
Type 🔀 Det. 🗌 Att. 🔲 S-Det./End Unit	Basement Area 1,248 sq.ft.			Wood/Average
		Gutters & Downspouts Yes/Average	e Bath Floor	Viny!/Average
Design (Style) Contemp	🛛 Outside Entry/Exit 🔲 Sump Pump	Window Type Storm /Ave		ot Fiberglass/Average
Year Built 1984	Evidence of Infestation	Storm Sash/Insulated Yes/Average		None
Effective Age (Yrs) 12	Dampness Settlement	Screens Yes/Averag		
Attic None	Heating 🔲 FWA 🔄 HWBB 🔀 Radiant		we(s) # O Driveway Sur	
Drop Stair Stairs	Other Fuel Elect	Fireplace(s) # 0 K Fence /		# of Cars O
Floor Scuttle	Cooling Central Air Conditioning	Patio/Deck 0/1 Porch (		# of Cars 0
Finished Heated	Individual Other None	Pool above gnd Other N		Det. Built-in
Appliances 🔀 Refrigerator 🛛 Range/Oven			(describe)	
Finished area above grade contains:	6 Rooms 3 Bedrooms		5 Square Feet of Gross L	
Additional features (special energy efficient iten		a porch,deck, walkout basem	ent and has energy e	tticient windows and
doors. No credit for above ground po		modeling ate )	n sondako 14tor 7	
	ng needed repairs, deterioration, renovations, rer		n-updated-timeframe	nenajalien net dite
	ame unknown; The subject was in C3			
and electrical systems of the subject	external depreciation noted at the time t property and found them all on and	or inspection. Appraiser insp	iected kitchen, bath ,r	nechanical plumbing
and doctrical systems of the subject	property and round them all on and	in working condition. The SUD	yed gerage is least	a nermite word found
any renairs from any disactors. It is a	an extra ardinan ( accumption finished)		were considered Strendel P	CONTRACTOR STREET PRODUCT
any repairs from any disasters. It is a Are there any physical deficiencies or adverse				
	an extra ordinary assumption finished conditions that affect the livability, soundness,			Vo II Yes, describe
Are there any physical deficiencies or adverse		or structural integrity of the property?	Yes 🛛 I	Vo 11 Yes, describe
Are there any physical deficiencies or adverse	conditions that affect the livability, soundness,	or structural integrity of the property?	Yes 🛛 I	Vo 11 Yes, describe

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 1004 March 2005

#### Main File No. 341-1634274 Page #3

#### . . - -... - -..

341-1634274

en are         4         compacts is is in the solver insplant of within the gast webs membranging in size pressions 2, 255,000         0.5         200,000           HEAT BE         SILE MT         COMPARABLE SALE # 3         COMPARABLE SALE # 3         COMPARABLE SALE # 3           Hutson, NH 03051         Hutson, NH 03051         Hutson, NH 03051         Hutson, NH 03051           Hutson, NH 03051         Hutson, NH 03051         Hutson, NH 03051         Solver State # 3           Brender, Dissert M, Solver M, Solver M, MSOB51         Hutson, NH 03051         Solver State # 3         180 miles State # 3           Brender, Dissert M, Solver M, Solver M, Solver M, MSOB51         Solver State # 3         180 miles State # 3         180 miles State # 3           Brender, Dissert M, Solver M, Solver M, Solver M, Solver M, MSOB51         Solver State # 3         180 miles State # 3         180 miles State # 3           Brender, Dissert M, Solver M, Solver M, MSOB51         Solver M, MSOB51         Solver M, MSOB51         Solver M, MSOB51           Brender, Dissert M, MSOB51         Dissert M, MSOB51         Solver M, MSOB51         Solver M, MSOB51         Solver M, MSOB51           Brender, Dissert M, MSOB51         Dissert M, MSOB51         Miles State # 3         Solver M, MSOB51         Solver M, MSOB51           Brender, Dissert M, MSOB51         Dissert M, MSOB51         Miles State * 10         Solver	There are         4         comparab           FEATURE         FEATURE           Address         11 St. Laurent D           Hudson, NH 030           Proximity to Subject           Sale Price           Sale Price           Sale Price           Sale Price           Sale Price           Sale Source(s)           Verification Source(s)           VALUE ADJUSTMENTS           Sales or Financing           Concessions           Date of Sale/Time           Location           Location           Site	ble sales in the subject SUBJECT 07 051 \$ 256,000 \$ 199.22 sq.ft DESCRIPTION	t neighborhood withle COMPARAE 9 Forest Rd Hudson, NH 030 0.09 miles S \$ 216.47 sq.ft NHMLS # 46130 Deed/Tax rec/ex	the past twelve mon LE SALE # 1	ths ranging in sale p		10\$ 274	1,900
TEATURE         URLECT         COMPARABLE SILE # 1         COMPARABLE SILE # 1         COMPARABLE SILE # 2         COMPARABLE SILE # 3           Hist St. Laver Dr         Horson, NH 03051         Horson, NH 03051         Horson, NH 03051         Horson, NH 03051           Bit St. St. Laver Dr         0.09 miles S         1.34 miles S         1.80 miles SE         1.34 miles S         1.80 miles SE           B Price         S. 256,000         S. 256,000         S. 177,26 sqll, S. 216,47 sqll         S. 277,20 M3         NHML.54 # 613775;DOM 33           B Sortedjo         NHML.54 # 613,003;DOM S         NHML.54 # 613775;DOM 33         NHML.54 # 613775;DOM 33         NHML.54 # 613775;DOM 33           B Sortedjo         DESCRPTION         HOS Anturity         HS Adjusterity         DESCRPTION         H 14,14 # 4000221;DOM 33           B Sortedjo         DESCRPTION         HS Adjusterity         H 54 dusterity         DESCRPTION         H 14,14 # 4000221;DOM 33           B Sortedjo         DESCRPTION         H 54 dusterity         H 54 dusterity         DESCRPTION         H 14,14 dusterity         DESCRPTION         DESCRPTION         H 14,14	FEATURE Address 11 St. Laurent D Hudson, NH 030 Proximity to Subject Sale Price (Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site	SUBJECT Dr 351 \$ 256,000 \$ 199,22 sq.ft. DESCRIPTION	COMPARAE 9 Forest Rd Hudson, NH 03( 0.09 miles S \$ 216.47 sq.ft NHMLS # 4613( Deed/Tax rec/ex	LE SALE # 1		vice from \$ 255.00		
Iddes         11 SL Laurord Dr         9 Forest Rd         Holdson, NH 03051         Hudson, NH 03051           Hudson, NH 03051         Hudson, NH 03051         Hudson, NH 03051         Hudson, NH 03051           amity Ib Subjet         0.09 miles S         1.34 miles S         1.80 miles S         1.80 miles S           B Source(a)         NHMLS # 4613075.00M 3         1.77.26 sq.1/L         S00700         S17.26 sq.1/L         1.80 miles S           B Source(a)         NHMLS # 4613075.00M 3         NHMLS # 4613075.00M 3         NHMLS # 4613775.00M 33           B Source(a)         NHMLS # 4613076.00M 4         S00717.00M 2         NHMLS # 4613775.00M 33           B Source(a)         ArmLIN         H 15 Adjustment         DESCRPTION         +1 (3 Adjustment           B Source(a)         ArmLIN         S00717.00M 2         Convol         Convol           Lift ADDISTRENTS         DESCRPTION         +1 (3 Adjustment         DESCRPTION         +1 (3 Adjustment           Resident Streps         NRes;         NRes;         NRes;         NRes;         NRes;           Lift ADDISTRENTS         DESCRPTION         +1 (3 Adjustment         DESCRPTION         +1 (3 Adjustment           Resident Streps         NRes;         NRes;         NRes;         NRes;         NRes;	Address 11 St. Laurent D Hudson, NH 030 Proximity to Subject Sale Price Sale Price/Gross Liv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Leasthold/Fee Simple Site	or 251 \$ 256,000 \$ 199,22 sq.ft DESCRIPTION	9 Forest Rd Hudson, NH 03( 0.09 miles S 216.47 sq.ft NHMLS # 4613( Deed/Tax rec/ex					
Hudson, NH 03051         Hudson, NH 03051         Hudson, NH 03051           Brittle S builde         0.09 meas S         1.14 miles S         1.10 miles S         1.20 miles S         2.266,00         1.20 miles S	Hudson, NH 030 Proximity to Subject Sale Price Sale Price(Gross Liv. Area Jata Source(s) /erification Source(s) /erification Source(s) /erification Source(s) /erification Source(s) /erification Source(s) /erification Source(s) Sales or Financing Concessions Sales of Sale/Time Cocation Leasehold/Fee Simple Site	051 \$ 256,000 \$ 199,22 sq.ft DESCRIPTION	Hudson, NH 030 0.09 miles S 216.47 sq.ft NHMLS # 46130 Deed/Tax rec/ex	151	COMPARAE	BLE SALE # 2	COMPARAB	LE SALE # 3
Definition         Out Of miles S         1.14 miles S         1.00 miles SE           le Mexilons LA Area         S 266.00         \$ 256.00         \$ 27.00         \$ 26.00           le Mexilons LA Area         S 390.000         \$ 177.00         S 200.000         \$ 27.00         \$ 27.00           le Source(s)         Decodificar recidention insp         Decodificar recidention insp         Decodificar recidention insp         Decodificar recidention insp           ULK ADALSTHURT         DESCRPTION         DESCRPTION         Armuth         Armuth           Interesting         Conv.0         Conv.0         Conv.0         Conv.0           ULK ADALSTHURT         NFRes;         NFRes;         NFRes;         NFRes;           Source(s)         NFRes;         NFRes;         NFRes;         NFRes;           Source(s	roximity to Subject Sale Price Sale Price/Gross Liv. Area Jata Source(s) /erification Source(s) /ALUE ADJUSTMENTS Sales or Financing Concessions Jate of Sale/Time .coation .easehold/Fee Simple Site	\$ 256,000 \$ 199,22 sq.ft DESCRIPTION	0.09 miles S \$ 216.47 sq.ft. NHMLS # 46130 Deed/Tax rec/ex	51	18 Federal St		5	
Ib Price         S         266,000         S         266,000         S         266,000         S         226,000         S         226,000         S         377,25 spl.]         377,25 spl.]	sale Price Sale Price/Gross Liv. Area Jata Source(s) fertification Source(s) /ALUE ADJUSTMENTS Sales or Financing Concessions Jate of Sale/Time .coation .easehold/Fee Simple Site	\$ 256,000 \$ 199.22 sq.ft. DESCRIPTION	\$ 216.47 sq.ft NHMLS # 46130 Deed/Tax rec/ex			051		51
	Sale Price/Gross Llv. Area Data Source(s) Verification Source(s) VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time .cozalion .casehold/Fee Simple Site	\$ 199.22 sq.ft. DESCRIPTION	\$ 216.47 sq.ft. NHMLS # 46130 Deed/Tax rec/ex		1.34 miles S	1.		
la Source(s) NHMLS # 4613093:DOM 6 NHMLS # 4616221:DOM 3 NHMLS # 4613775:DOM 33 Interdates Source(s) Decord marce/cettorin insp Decord marce/cettorinsp D	tata Source(s) erification Source(s) ALUE ADJUSTMENTS iales or Financing concessions tate of Sale/Time cocation easehold/Fee Simple itte	DESCRIPTION	NHMLS # 46130 Deed/Tax rec/ex					
Interview         Deed/Tax rec/control ring         Deed/Tax rec/contr	ferification Source(s) (ALUE ADJUSTMENTS (ales or Financing (concessions (ale of Sale/Time ocation easehold/Fee Simple (ite	DESCRIPTION	Deed/Tax rec/ex					
LULE ADJESTMENTS         DESCRIPTION         +() \$ Adjustment         DESCRIPTION         +() \$ Adjustment         DESCRIPTION         +() \$ Adjustment           les or Financing         ArmLth         ArmLth         ArmLth         ArmLth         Conv.0	ALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time ocation easehold/Fee Simple	DESCRIPTION						
Bits of Finite         Armulti         Armulti         Conv,0         Conv,0           Bits of Finite         Conv,0         Conv,0         Conv,0         Conv,0           Callon         N;Res;         N;Res;         N;Res;         N;Res;         Sol 17(,Unk	iales or Financing Concessions Date of Sale/Time ocation easehold/Fee Simple		DESCRIPTION					
Intersection         Comr0         Comr0           is of Sale/Time         s02/17,Unk         s02/17,Unk         s02/17,Unk         s02/17,Unk           cafan         N.Res;         N.Res;         N.Res;         N.Res;         N.Res;           satehulfreeSingle         Fee Simple         Fee Simple         Fee Simple         Fee Simple           satehulfreeSingle         Sold 22 sf         10454 sf         015246 sf         N.Res;           satehulfreeSingle         DT1:Contemp         DT1:Split         0D11:Split         0D11:Split           allty di Construction         04         04         04         04         04           abla Age         33         33         036         038         038           owe Grade         Total Borns         Baths         Total Borns         Baths         Total Borns         Baths           owe Grade         Total Borns         Baths         Tot	concessions Date of Sale/Time ocation easehold/Fee Simple			+(-) & Adjusanena		+(-) > Aujustment		+(-) & Aujusanien
te d' Sal'ITINE	Date of Sale/Time ocalion .easehoid/Fee Simple .ite					-		
Calion         N.Res:         N.Res:         N.Res:         N.Res:         N.Res:           assheld/fec Single         Fee Simple         Ottochast         Ottochast <td>ocalion .easehold/Fee Simple ilte</td> <td></td> <td><b>i</b></td> <td></td> <td></td> <td></td> <td></td> <td></td>	ocalion .easehold/Fee Simple ilte		<b>i</b>					
asahol//Fee Simple         Fee Simple         Fee Simple         Fee Simple         Fee Simple         Fee Simple           b         30442.sf         30442.sf         30442.sf         015246.sf         015246.sf           sign (SWe)         DT1:Contemp         DT1:Rest         NtRest         NtRest         NtRest           sign (SWe)         DT1:Contemp         DT1:Rench         0 D11:Split         DT1:Split           sign (SWe)         DT1:Contemp         DT1:Rench         0 D11:Split         DT1:Split           sign (SWe)         DT1:Contemp         DT1:Rench         0 D11:Split         DT1:Split           sign (SWe)         C3         C3         C3         C3         C3           wore Gode         Total Borns, Bates         Total Borns, Bates         Total Borns, Bates         Total Borns, Bates           sone Court         6         3         1.0         6         3         1.0           sest-Wird Area         1,2055 st, L         1,778 st, L         1,461 st, L         -2,640         840 st, L         +5,6           sest-Wird Mittel         1248453654w0         7284586554w0         0 12695054wu         0 840524054wu         -3,1,6           sest-Wird Mittel         12484 st         2001/Fbw/Cca         -2,0	easehold/Fee Simple lite	N'Res'						
B         30492 sf         30492 sf         10454 sf         0         15246 sf           W         N;Res;	lite		1 · · · · · · · · · · · · · · · · · · ·					
By         N;Res;         N;Res;         N;Res;         N;Res;           sign (Style)         DT1;Contemp         DT1;Contemp         DT1;Rench         0         DT1;Split           sign (Style)         DT1;Contemp         DT1;Rench         0         DT1;Bit         Dt1;Split           sign (Style)         DT1;Contemp         DT1;Contemp         DT1;Rench         0         DT1;Split           sign (Style)         G3         33         36         0         38           motilion         C3         C3         C3         C3         C3           sove Grade         Idal Berns         Batts         Total Berns         Batts	· · · · · · · · · · · · · · · · · · ·					0		
sign (Style)         DT1:Contemp         DT1:Rench         O         DT1:Spit           all of Construction         Q4         Q4         Q4         Q4         Q4           all of Construction         Q4         Q4         Q4         Q4         Q4           all of Construction         Q3         33         36         Q38         Q4           mollion         C3         C3         C3         C3         C3         Q4           wore Grade         Total Brms, Baths         C3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0	lew					Ť		
value         Q4         Q4         Q4         Q4           taul Age         33         33         36         0 38						0		
tail Age         33         33         36         0 38           million         C3						<u>,</u>		
Indition         C3         C3         C3         C3         C3         C3           owe Grade         Total         Bdrms	ctual Age			1		0		
ove Grade         Tetal         Bøtms         Eaths         Tetal         Bøtms         Tetal         Bøtms         Eaths         Tetal	ondition					1		
com Count         6         3         1.0         6         3         1.0         6         3         1.0         6         3         1.0         4.6.0           cess Lining Area         1,265 sq.tt.         1,178 sq.tt.         +1,605         1,461 sq.tt.         -2,640         840 sq.tt.         +6,6           cess Lining Area         1rr0br1.0ba0o         +1,000         +1,000         +5,000         1rr0br0.0ba1o         +3,0           celloral UIIIIy         Average         Average         Average         Average         Average           antign/Colling         BB/Elect         BB/Elect         BB/Elect         OI/F.Fm/cca         -2,000         Oi/F.Fna           ergy/Earpht         4dw         1gb/4dw         -1,500         4dw         2gd/3dw         -6,0           rage/Carpht         4dw         1gb/4dw         -1,500         Porch/Deck         Porch/Deck         Porch/Deck         Porch/Deck         Porch/Deck         Porch/Deck         Porch/Deck         Porch/Deck         St.tr         -3,105         +         -         \$ 3,105         +         -         \$ 3,105         +         -         \$ 3,105         +         -         \$ 3,105         +         -         \$ 3,105         +	bove Grade			1				
ess Living Area       1,285 sq.ft.       1,176 sq.ft.       +1,605       1,461 sq.ft.       -2,640       840 sq.ft.       +6,f.         sement & Finished       1248sf336sfwo       728sf866sfwo       0 1269sf0stwu       0 840 sg.ft.       +6,f.         sement & Finished       1170br1.0ba0o       +1,000       +1,000       +5,000 1r/0br0.0ba1o       +3,f.         nctional Ullity       Average       Average       Average       Average       Average       Average         ating/Cooling       BB/Elect       Bb/Elect       B/Filect       Ol/Finwica       -2,000 0i/Fila       erg/Coling         rgg/Carport       4dw       1gbi4dw       -1,500 4dw       2gd3dw       -6,f.         rch/Pair/Dock       Porch/Deck       Porch/Deck       Porch/Deck       Porch/Deck       Porch/Deck         idfional amenity       None       None       None       None       None       None       1.4 %       St.g.f.f.f.f.f.f.f.f.f.f.f.f.f.f.f.f.f.f.	oom Count							
sament & Finished 1248s/936s/w 728s/686s/w 728s/686s/w +0 0 1269s/0s/w +0 0 840s/240s/w +3.0 1rr0br1.0ba10 1rr0br1.0ba10 1rr0br1.0ba10 +3.0 1rr0br1.0ba10 1rr0b	ross Living Area			+1.605				+6,6
coms Below Grade       1rr0br1.0ba10       1rr0br1.0ba00       +1,000       +5,000       1rr0br0.0ba10       +3,0         nctional Utility       Average       Average       Average       Average       Average       Average         ating/Cooling       BB/Elect       BB/Elect       Oil/Fha       everage       Average       Average       Average         ating/Cooling       BB/Elect       BB/Elect       Oil/Fha       everage       Average       A	asement & Finished							
Inclinal Ullily       Average       Average       Average         ating/Cooling       BB/Elect       Oil/Fhw/ca       -2,000       Oil/Fhw/ca         ergy Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         ergy Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         ergy Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         ergy Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         erg/Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         erg/Efficient litens       Winds & Doors       Winds & Doors       Winds & Doors         erg/Efficient litens       None       None       None       Adverage         erg/Efficient litens       None       None       None       None       Social S	coms Below Grade		1					+3,0
ating/Cooling       BB/Elect       BB/Elect       Oil/Fhw/ca       -2,000       Oil/Fha         ergy Efficient Items       Wnds & Doors       Wnds & Doors       Wnds & Doors       Wnds & Doors         vage/Carport       4dw       1gbi4dw       -1,500       4dw       2gd3dw       -6,1         crt/Platic/Deck       Porch/Deck       Porch/Deck       Porch/Deck       Porch/Deck       Image: Porch/Deck       Porch/Deck         ditional amenity       None       None       None       None       None       Image: Porch/Deck         41 Adjustment (Total)       Image: Porch/Deck       Image: Porch/Deck<	Inctional Utility			1				
ergy Efficient Items Wnds & Doors Adv 2gd3dw -6,6,6 mch/Patid/Deck Porch/Deck Adv -2,000 Porch/Deck P	eating/Cooling					-2.000		
rage/Carport 4dw 1gbi4dw -1,500 4dw 2gd3dw -6, ( rch/Patig/Deck Porch/Deck Porch/Deck Porch/Deck Porch/Deck Porch/Deck Porch/Deck Porch/Deck None None None None None None None None	ergy Efficient Items		*****		**************************************	1		
Inch/Patio/Deck       Porch       +2,000       Porch/Deck       Porch/Deck       Porch/Deck         Iddicnal amanity       None       None       None       None       None         Iddicnal amanity       None       None       None       None       None         It Adjustment (Total)       Image: the state of the research and analysis of the prior sate of transfers of the comparable states for the year prior to the date of state of the comparable state.         ItEM       SUBJECT       COMPARABLE SALE #1       COMPARABLE SALE #2       COMPARABLE SALE #3         Ite of Prior State/Transfer       \$227,400       Deed/Towns records       Deed/Towns records       Deed/Towns records         Ites de float a state is black of the state of the stat	arage/Carport		••••••••••••••••••••••••••••••••••••••	-1.500	and and a start of the measure			-6,0
Iditional amenity       None       None       None       None         It Adjustment (Tetal)       □ + □ - \$ 3,105       □ + □ - \$ 360       □ + □ - \$ 3,60         Ijusted Sale Price       Net Adj. 1,2 %       Net Adj. 0,1 %       Net Adj. 1,4 %         Comparables       □ of add in tresearch the sale or transfer history of the subject property and comparable sales. If not, explain       Net Adj. 1,4 %       268,105 [Gross Adj. 3,7 %] \$ 260,360 [Gross Adj. 5,9 %] \$ 270, °         ☑ did □ did not reveal any prior sales or transfers of the subject property and comparable sales. If not, explain       NHMLS/DEED/TOWN- Foreclosure       270, °         ☑ research       ☐ did _ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.       14 Source(s)       NHMLS/DEED/TOWN- Foreclosure	orch/Patio/Deck	Porch/Deck	Porch	+2,000	Porch/Deck		Porch/Deck	
tjusted Sale Price       Net Adj.       1.2 %       Net Adj.       0.1 %       Net Adj.       1.4 %         Comparables       Gross Adj.       2.4 %       \$ 258,105 Gross Adj.       3.7 %       \$ 260,360 Gross Adj.       5.9 %       \$ 270, *         Image: Comparables       Image: Comparable sale or transfer history of the subject property and comparable sales. If not, explain       3.7 %       \$ 260,360 Gross Adj.       5.9 %       \$ 270, *         Image: Comparable sale or transfer history of the subject property and comparable sales. If not, explain       Image: Comparable sale or transfer history of the subject property for the three years prior to the effective date of this appraisal.         It as Source(s)       NHMLS/DEED/TOWN - Foreclosure       Y research       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).         If the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).         If the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sal	iditional amenity	None	None		None		None	
tjusted Sale Price       Net Adj.       1.2 %       Net Adj.       0.1 %       Net Adj.       1.4 %         Comparables       Gross Adj.       2.4 %       \$ 258,105 Gross Adj.       3.7 %       \$ 260,360 Gross Adj.       5.9 %       \$ 270, *         Image: Comparables       Image: Comparable sale or transfer history of the subject property and comparable sales. If not, explain       3.7 %       \$ 260,360 Gross Adj.       5.9 %       \$ 270, *         Image: Comparable sale or transfer history of the subject property and comparable sales. If not, explain       Image: Comparable sale or transfer history of the subject property for the three years prior to the effective date of this appraisal.         It as Source(s)       NHMLS/DEED/TOWN - Foreclosure       Y research       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).         If the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).         If the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       Image: Comparable sale or transfer history of the subject property and comparable sal								
ijusted Sale Price Net Adj. 1.2 % Net Adj. 0.1 % Net Adj. 1.4 % Comparables Sales Adj. 2.4 % \$ 258,105 Gross Adj. 0.1 % \$ 260,360 Gross Adj. 5.9 % \$ 270, ☐ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain / research ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. It a Source(s) NHMLS/DEED/TOWN- Foreclosure / research ☐ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. It a Source(s) NHMLS/DEED/TOWN Foreclosure / research ☐ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. It a Source(s) NHMLS/DEED/TOWN Foreclosure / research ☐ did ☐ did not reveal any prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). ITEM SUBJECT COMPARABLE SALE #1 COMPARABLE SALE #2 COMPARABLE SALE #3 te of Prior Sale/Transfer 02/13/2017 it eo fir Prior Sale/Transfer 02/13/2017 06/05/2								
Comparables       Gross Adj.       2.4 %       268,105 Gross Adj.       3.7 %       260,360 Gross Adj.       5.9 %       270,         Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       1mol, explain         Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       1mol, explain         Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       1mol, explain         Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       1mol, explain         Image: Comparable sales       Image: Comparable sales       Image: Comparable sales       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, explain         Image: Comparable sales       Image: Comparable sales       1mol, explain       1mol, e	et Adjustment (Total)		X + 🗋 ·	\$ 3,105	⊠+□-	\$ 360	⊠+□-	\$ 3,6
Image: State of the sale or transfer history of the subject property and comparable sales. If not, explain         It is source(s)       NHMLS/DEED/TOWN- Foreclosure         y research       Idid       Idid not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.         It is Source(s)       NHMLS/DEED/TOWN- Foreclosure         y research       Idid       Idid not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.         ta Source(s)       NHMLS/DEED/TOWN         sport the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).         ITEM       SUBJECT       COMPARABLE SALE #1         COMPARABLE SALE #2       COMPARABLE SALE #3         te of Prior Sale/Transfer       02/13/2017         ice of Prior Sale/Transfer       \$227,400         ta Source(s)       Deed/Towns records         Deed/Towns records       Deed/Towns records         Deed/Towns records       Deed/Towns records         tasks of prior sale or transfer history of the subject property and comparable sales       The subject has been sold within the last three years as a foreclosure         nd the comparables have not been sold within the last year.Research used was MLS,Town records and subjects deed.Deeed was verified using <tr< td=""><td>djusted Sale Price</td><td></td><td>Net Adj. 1.2 %</td><td></td><td>Net Adj. 0.1 %</td><td>6</td><td>Net Adj. 1.4 %</td><td></td></tr<>	djusted Sale Price		Net Adj. 1.2 %		Net Adj. 0.1 %	6	Net Adj. 1.4 %	
Ite Source(s)       NHMLS/DEED/TOWN         gport the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).       ITEM         SUBJECT       COMPARABLE SALE #1       COMPARABLE SALE #2       COMPARABLE SALE #3         te of Prior Sale/Transfer       02/13/2017       Comparable sales (report additional prior sales on page 3).       Comparable sales (report additional prior sales on page 3).         ta Source(s)       02/13/2017       Comparable sales       Comparable sales       Comparable sales       Comparable sales       Comparable sales (report additional prior sales on page 3).         ta Source(s)       02/13/2017       Deed/Towns records       Deed/Towns records       Deed/Towns records       Deed/Towns records         ta Source(s)       Deed/Towns records       Deed/Towns records       Deed/Towns records       Deed/Towns records         tective Date of Data Source(s)       06/05/2017       06/05/2017       06/05/2017       06/05/2017         ta Source(s)       06/05/2017       06/05/2017       06/05/2017       06/05/2017       06/05/2017         ta been soid within the last three years as a foreclosure       The subject has been soid within the last three years as a foreclosure       the comparable sales       The subject has been soid within the last three years as a foreclosure         tof the compara	ala Source(s) NHMLS/D	EED/TOWN- For	eclosure					
ITEM         SUBJECT         COMPARABLE SALE #1         COMPARABLE SALE #2         COMPARABLE SALE #3           te of Prior Sale/Transfer         02/13/2017         COMPARABLE SALE #1         COMPARABLE SALE #2         COMPARABLE SALE #3           te of Prior Sale/Transfer         02/13/2017         COMPARABLE SALE #1         COMPARABLE SALE #2         COMPARABLE SALE #3           te of Prior Sale/Transfer         02/13/2017         COMPARABLE SALE #1         COMPARABLE SALE #2         COMPARABLE SALE #3           ta Source(s)         Deed/Towns records         Deed/Towns records         Deed/Towns records         Deed/Towns records           table of Data Source(s)         06/05/2017         06/05/2017         06/05/2017         06/05/2017           values of prior sale or transfer history of the subject property and comparable sales         The subject has         been sold within the last three years as a foreclosure in the comparables have not been sold within the last year. Research used was MLS, Town records and subjects deed. Deed was verified using the phone and online services. The sales/ comps where also researched going back 36 months using town records, deeds and exterior         geptenton. No other credible listings or sales were found. Subject is currently assessed by the town for \$235,000. The variance in town assessmer a opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la				comparable sales for it	te year prior to the da	ne or sale of the compa	12010 5010.	
ITEM         SUBJECT         COMPARABLE SALE #1         COMPARABLE SALE #2         COMPARABLE SALE #3           ite of Prior Sale/Transfer         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/13/2017         02/15/2017         06/05/2017         00/05/2017 <td></td> <td></td> <td>vior sale or transfer hi</td> <td>story of the subject ara</td> <td>perty and comnarable</td> <td>e sales (report additiona</td> <td>prior sales on page 3</td> <td>).</td>			vior sale or transfer hi	story of the subject ara	perty and comnarable	e sales (report additiona	prior sales on page 3	).
Ite of Prior Sale/Transfer       02/13/2017         ice of Prior Sale/Transfer       \$227,400         Ita Source(s)       Deed/Towns records       Deed/Towns records         Deed/Towns records       Deed/Towns records       Deed/Towns records         Ita Source(s)       Deed/Towns records       Deed/Towns records         Deed/Towns records       Deed/Towns records       Deed/Towns records         Ita Source(s)       06/05/2017       06/05/2017       06/05/2017         Values of prior sale or transfer history of the subject property and comparable sales       The subject has been sold within the last three years as a foreclosure         nd the comparables have not been sold within the last year.Research used was MLS, Town records and subjects deed.Deed was verified using       e phone and online services.The sales/ comps where also researched going back 36 months using town records, deeds and exterior         spection.No other credible listings or sales were found.Subject is currently assessed by the town for \$235,000.The variance in town assessmer       opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la         I. This has no adverse affect to subjects marketability.       Deed/Towns records								
ice of Prior Sale/Transfer       \$227,400       Deed/Towns records       Deed/Towns records         ita Source(s)       Deed/Towns records       Deed/Towns records       Deed/Towns records         fective Date of Data Source(s)       06/05/2017       06/05/2017       06/05/2017         nalysis of prior sale or transfer history of the subject property and comparable sales       The subject has been sold within the last three years as a foreclosure         nd the comparables have not been sold within the last year. Research used was MLS, Town records and subjects deed. Deed was verified using         te phone and online services. The sales/ comps where also researched going back 36 months using town records, deeds and exterior         spection.No other credible listings or sales were found. Subject is currently assessed by the town for \$235,000. The variance in town assessmer         to opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la         I. This has no adverse affect to subjects marketability.	ate of Prior Sale/Transfer	+ -	,	- server a discriminate la				
Based/Towns records         Deed/Towns records         Deed/Towns records         Deed/Towns records           fective Date of Data Source(s)         06/05/2017         06/05/2017         06/05/2017         06/05/2017           ratysis of prior sale or transfer history of the subject property and comparable sales         The subject has been sold within the last three years as a foreclosure           rd the comparables have not been sold within the last year. Research used was MLS, Town records and subjects deed. Deed was verified using the phone and online services. The sales/ comps where also researched going back 36 months using town records, deeds and exterior spection. No other credible listings or sales were found. Subject is currently assessed by the town for \$235,000. The variance in town assessmer to sophinon of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or lat. This has no adverse affect to subjects marketability.	rice of Prior Sale/Transfer							
Iterative Date of Data Source(s)         06/05/2017         06/05/2017         06/05/2017         06/05/2017           nalysis of prior sale or transfer history of the subject property and comparable sales         The subject has         been sold within the last three years as a foreclosure           nd the comparables have not been sold within the last year.Research used was MLS,Town records and subjects deed.Deed was verified using         been sold within the last three years as a foreclosure           nd the comparables have not been sold within the last year.Research used was MLS,Town records and subjects deed.Deed was verified using         been sold within the last three years as a foreclosure           nd the comparables have not been sold within the last year.Research used was MLS,Town records and subjects deed.Deed was verified using         been sold within the last three years as a foreclosure           ne phone and online services.The sales/ comps where also researched going back 36 months using town records,deeds and exterior         spection.No other credible listings or sales were found.Subject is currently assessed by the town for \$235,000.The variance in town assessmer           s opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la           This has no adverse affect to subjects marketability.	ata Source(s)		s records	Deed/Towns reco	rds Deer	d/Towns records	Deed/Tow	ns records
alysis of prior sale or transfer history of the subject property and comparable sales The subject has been sold within the last three years as a foreclosure and the comparables have not been sold within the last year. Research used was MLS, Town records and subjects deed. Deed was verified using a phone and online services. The sales/ comps where also researched going back 36 months using town records, deeds and exterior spection. No other credible listings or sales were found. Subject is currently assessed by the town for \$235,000. The variance in town assessments phone of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la This has no adverse affect to subjects marketability.	fective Date of Data Source(s)							
In the comparables have not been sold within the last year.Research used was MLS,Town records and subjects deed.Deed was verified using the phone and online services.The sales/ comps where also researched going back 36 months using town records,deeds and exterior spection.No other credible listings or sales were found.Subject is currently assessed by the town for \$235,000.The variance in town assessments solution of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la I. This has no adverse affect to subjects marketability.						This is a second second second second second		
e phone and online services. The sales/ comps where also researched going back 36 months using town records,deeds and exterior spection. No other credible listings or sales were found. Subject is currently assessed by the town for \$235,000. The variance in town assessmer opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la I. This has no adverse affect to subjects marketability.	halysis of prior sale or transfer							
spection.No other credible listings or sales were found.Subject is currently assessed by the town for \$235,000.The variance in town assessmere opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la . This has no adverse affect to subjects marketability.		ve not been sold w	······································					***************************************
s opinion of value is due to lack or recent inspection by the town and recent sales supporting value with the same upgades or renovations or la I. This has no adverse affect to subjects marketability.	nd the comparables hav		omps where also	***************************************			*****	
	nd the comparables have be phone and online ser	vices.The sales/ c	******					
imman of Sales Comparison Approach Son attached addendum	nd the comparables have be phone and online sen spection.No other credi	vices.The sales/ c ible listings or sale	s were found.Sub	town and recent s	sales supportand	value with the sar	ne upgades or re	Invations of lat
manay or duce companion Appendix OCE anached addenidum.	nd the comparables have the phone and online serving spection.No other credit s opinion of value is due f. This has no adverse a	vices. The sales/ c ible listings or sale to lack or recent i affect to subjects n	s were found.Sub	town and recent	sales supporting	value with the sar	ne upgades of re	
	d the comparables have e phone and online ser spection.No other credi opinion of value is due . This has no adverse a	vices.The sales/ c ible listings or sale to lack or recent affect to subjects n	s were found.Sub			value with the sar	ne upgades of re	
	In the comparables have e phone and online sen spection. No other credi opinion of value is due . This has no adverse a immary of Sales Comparison ne variance in sale price	vices. The sales/ ci ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va	s were found.Sut inspection by the narketability. ttached addendur alue is the suppor	n.	· · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
	In the comparables have e phone and online sen spection. No other credi opinion of value is due . This has no adverse a immary of Sales Comparison ne variance in sale price	vices. The sales/ ci ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va	s were found.Sut inspection by the narketability. ttached addendur alue is the suppor	n.	· · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
he variance in sale price and opinion of value is the supporting sales in the report and subject is an REO and has a slight stigma that is directly apacted by personal taste which cannot be adjusted.	nd the comparables have e phone and online sen spection. No other credi s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price spacted by personal tas	vices. The sales/ cr ible listings or sale a to lack or recent i affect to subjects n Approach See al e and opinion of va ste which cannot b	s were found.Sut inspection by the narketability. Itlached addendur Itlue is the suppor e adjusted.	n. ting sales in the re	port and subject	is an REO and ha	s a slight stigma	that is directly
	nd the comparables have e phone and online sen spection. No other credi s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price spacted by personal tas	vices. The sales/ cr ible listings or sale a to lack or recent i affect to subjects n Approach See al e and opinion of va ste which cannot b	s were found.Sut inspection by the narketability. Itlached addendur Itlue is the suppor e adjusted.	n. ting sales in the re	port and subject	is an REO and ha	s a slight stigma	that is directly
npacted by personal taste which cannot be adjusted.	nd the comparables have e phone and online sen spection. No other credi s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price spacted by personal tas	vices. The sales/ cr ible listings or sale a to lack or recent i affect to subjects n Approach See al e and opinion of va ste which cannot b	s were found.Sut inspection by the narketability. Itlached addendur Itlue is the suppor e adjusted.	n. ting sales in the re	port and subject	is an REO and ha	s a slight stigma	that is directly
npacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value	nd the comparables have the phone and online semi spection. No other credit a opinion of value is due f. This has no adverse a immary of Sales Comparison the variance in sale price appacted by personal tas ubject is missing some	vices. The sales/ ci ible listings or sale a to lack or recent i affect to subjects in Approach See at a and opinion of va ste which cannot b tile over stove in k	s were found.Sut inspection by the narketability. Itached addendur Ilue is the suppor e adjusted. itchen cost to cur	n. ting sales in the re	port and subject	is an REO and ha	s a slight stigma	that is directly
ppacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of valu dicated Value by Sales Comparison Approach \$260,000	nd the comparables have the phone and online semi spection. No other credit s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price high the v	vices. The sales/ ci ible listings or sale to lack or recent i affect to subjects in Approach See at e and opinion of va ste which cannot b tile over stove in k arison Approach \$ 2	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000	n. ling sales in the re e \$200 no adjustr	port and subject	is an REO and ha	s a slight stigma i	that is directly
pacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$	nd the comparables have the phone and online semi spection. No other credi s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price hpacted by personal tas ubject is missing some dicated Value by Sales Comparation dicated Value by Sales Comparation dicated Value by Sales Comparation	vices. The sales/ cr ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va ste which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur itchen cost to cur 60,000 \$ 260,000	n, ling sales in the re e \$200 no adjustr Cost Approach (if de	port and subject	is an REO and ha se it sdoes not dec 710 Income Ap	s a slight stigma i tly impacted the proach (if developed	that is directly opinion of value
pacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$ he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the	nd the comparables have the phone and online semi- spection. No other credi- sopinion of value is due f. This has no adverse a ummary of Sales Comparison he variance in sale price hpacted by personal tas ubject is missing some dicated Value by Sales Compari- dicated Value by Sales Compari- tion to the cost approach was no	vices. The sales/ cr ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va- ste which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 mot used because	s were found.Sut inspection by the narketability. Itached addendur alue is the suppor e adjusted. (Itchen cost to cur 60,000 \$ 260,000 it's misleading du	n, ling sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that if	port and subject nent mad becau veloped) \$ 262,7	is an REO and ha se it sdoes not dec 710 Income Ap cost of replacing t	s a slight stigma t stly impacted the proach (if developed he materials and	that is directly opinion of value i) \$ not what the
pacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$ he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was discarded due to lack of verification of rental contracts. Sales approach was found to be most	nd the comparables have the phone and online semi spection. No other credit s opinion of value is due f. This has no adverse a ummary of Sales Comparison he variance in sale price inpacted by personal tas ubject is missing some dicated Value by Sales Comparison dicated Value by Sales Comparison he cost approach was not personal tas upper list of the sale semi dicated Value by Sales Comparison he cost approach was not personal tas sale semi upper list of the sale semi pricel market buyer will semi semi semi semi semi semi semi semi	vices. The sales/ cr ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va- ste which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 ot used because pay.Income appro-	s were found.Sut inspection by the narketability. Itached addendur alue is the suppor e adjusted. (Itchen cost to cur 60,000 260,000 (It's misleading du ach was discarde	n. Ing sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that if id due to lack of v	port and subject ment mad becau veloped) \$ 262,7 's derived by the erification of rent	is an REO and ha se it sdoes not dec 710 Income Ap cost of replacing t al contracts.Sales	s a slight stigma i ctly impacted the proach (if developed he materials and approach was for	that is directly opinion of value i) \$ not what the und to be most
appacted by personal taste which cannot be adjusted. ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was fiscarded due to lack of verification of rental contracts.Sales approach was found to be most ccurate.Most weight given to Comp# 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted value the cost of replacing the materials and not what the pical market buyer will pay.Income approach was fiscarded due to lack of verification of rental contracts.Sales approach was found to be most ccurate.Most weight given to Comp# 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted value to the cost of replacing the materials and not what the pical market buyer will pay.Income approach was found to be most courate.Most weight given to Comp# 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted value the cost of the comp # 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted value the cost of the cost of the comp # 2 having least amount of total net% adjustment.Comp# 1 &Comp# 3 used for bracketing the adjusted value the cost of the cos	nd the comparables have ne phone and online sem ispection. No other credi is opinion of value is due f. This has no adverse a ummary of Sales Comparison he variance in sale price npacted by personal tas ubject is missing some dicated Value by Sales Comparison dicated Value by Sales Comparison he cost approach was r prical market buyer will ccurate. Most weight giv	vices. The sales/ ci ible listings or sale a to lack or recent i affect to subjects n Approach See al e and opinion of va ste which cannot b file over stove in k arison Approach \$ not used because pay.Income appro ren to Comp# 2 ha	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000 \$ 260,000 it's misleading du ach was discarde ving least amoun	n. Ling sales in the re e \$200 no adjustr Cost Approach (if de to the fact that ii d due to lack of v t of total net% ad	port and subject nent mad becau veloped) \$ 262,7 's derived by the erification of rent justment.Comp#	is an REO and ha se it sdoes not dec rino Income Ap cost of replacing t al contracts.Sales H &Comp# 3 used	s a slight stigma i stly impacted the proach (if developed he materiais and approach was for for bracketing th	that is directly opinion of value d) \$ not what the und to be most e adjusted valu
appacted by personal taste which cannot be adjusted. Ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$ he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was discarded due to lack of verification of rental contracts.Sales approach was found to be most curate.Most weight given to Comp# 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted valu is appraisal is made X as is, U subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been	nd the comparables have the phone and online semi spection. No other credit s opinion of value is due f. This has no adverse a ummary of Sales Comparison he variance in sale price npacted by personal tas ubject is missing some dicated Value by Sales Comparate idicated Value by Sales Comparate dicated Value by Sales Comparate dic	vices. The sales/ ci ible listings or sale a to lack or recent affect to subjects in Approach See at a and opinion of vas ste which cannot b tile over stove in k arison Approach \$ and used because pay. Income appro is is", subject to	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. iitchen cost to cur 60,000 \$ 260,000 it's misleading du ach was discarde ving least amoun c completion per plan	n. ting sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that ii vd due to lack of v to f total net% ad s and specifications of	veloped) \$ 262,7 veloped) \$ 262,7 's derived by the erification of rent justment.Comp#	is an REO and ha se it sdoes not dec 710 Income Ap cost of replacing t al contracts.Sales 11 &Comp# 3 used	s a slight stigma i stly impacted the proach (if developed he materials and approach was for for bracketing th at the improvements	that is directly opinion of value i) \$ not what the und to be most e adjusted valu have been
pacted by personal taste which cannot be adjusted. Ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,0	nd the comparables have the phone and online semi- spection. No other credi- s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price hpacted by personal tas ubject is missing some dicated Value by Sales Comparation dicated Value by Sales Comparation he cost approach was n pical market buyer will courate. Most weight giv his appraisal is made ⊠ "as mpieted, □ subject to the	vices. The sales/ cr ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va- ste which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 int used because pay.Income appro- ren to Comp# 2 hose is", subject to solowing repairs or if	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000 \$ 260,000 It's misleading du ach was discarde ving least amoun o completion per plan alterations on the bas	n. Ing sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that it d due to lack of v t of total net% ad s and specifications c is of a hypothetical c	port and subject nent mad becau veloped) \$ 262,7 's derived by the erification of rent justment.Comp# on the basis of a hy ordition that the rep	is an REO and ha se it sdoes not dec r10 Income Ap cost of replacing t al contracts.Sales r1 & Comp# 3 used pothetical condition the pairs or alterations have	s a slight stigma i stly impacted the proach (if developed he materials and approach was for for bracketing th at the improvements	that is directly opinion of value i) \$ not what the und to be most e adjusted valu have been
appacted by personal taste which cannot be adjusted. Ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 dicated Value by: Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$ he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was discarded due to lack of verification of rental contracts.Sales approach was found to be most curate.Most weight given to Comp# 2 having least amount of total net% adjustment.Comp#1 &Comp# 3 used for bracketing the adjusted valu is appraisal is made X as is, U subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been	nd the comparables have the phone and online semi- spection. No other credi- s opinion of value is due f. This has no adverse a immary of Sales Comparison he variance in sale price hpacted by personal tas ubject is missing some dicated Value by Sales Comparation dicated Value by Sales Comparation he cost approach was n pical market buyer will courate. Most weight giv his appraisal is made ⊠ "as mpieted, □ subject to the	vices. The sales/ cr ible listings or sale to lack or recent i affect to subjects n Approach See al e and opinion of va- ste which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 int used because pay.Income appro- ren to Comp# 2 hose is", subject to solowing repairs or if	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000 \$ 260,000 It's misleading du ach was discarde ving least amoun o completion per plan alterations on the bas	n. Ing sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that it d due to lack of v t of total net% ad s and specifications c is of a hypothetical c	port and subject nent mad becau veloped) \$ 262,7 's derived by the erification of rent justment.Comp# on the basis of a hy ordition that the rep	is an REO and ha se it sdoes not dec r10 Income Ap cost of replacing t al contracts.Sales r1 & Comp# 3 used pothetical condition the pairs or alterations have	s a slight stigma i stly impacted the proach (if developed he materials and approach was for for bracketing th at the improvements	that is directly opinion of value i) \$ not what the und to be most e adjusted valu have been
In pacted by personal taste which cannot be adjusted.  Ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value  dicated Value by Sales Comparison Approach \$260,000  dicated Value by Sales Comparison Approach \$260,000  dicated Value by: Sales Comparison Approach \$260,000  dicated Value by: Sales Comparison Approach \$260,000  dicated Value by: Sales Comparison Approach \$260,000  Cost Approach (if developed) \$262,710  Income Approach (if developed) \$  he cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was discarded due to lack of verification of rental contracts. Sales approach was found to be most ccurate.Most weight given to Comp#2 having least amount of total net% adjustment.Comp#1 &Comp#3 used for bracketing the adjusted valu is appraisal is made <sup>[2]</sup> "as is", <sup>[2]</sup> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been mpleted, <sup>[2]</sup> subject to the following repairs or alterations on the basis of a hypothetical condition that the expansion share been completed, or <sup>[2]</sup> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: ased on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limitin	nd the comparables have e phone and online sem spection. No other credi a opinion of value is due I. This has no adverse a immary of Sales Comparison he variance in sale price apacted by personal tas ubject is missing some dicated Value by Sales Compared dicated Value by Sales Compared dicated Value by Sales Compared dicated Value by Sales Compared in arket by Sales Compared by Sales Compared dicated Value by S	vices. The sales/ ci ible listings or sale a to lack or recent i affect to subjects in Approach See al a and opinion of vasi- te which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 is", subject to a following repairs or a ased on the extraordin 1 (inspection of the i	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000 260,000 it's misleading du ach was discarde ving least amoun o completion per plan alterations on the bas ary assumption that nterior and exterior	n. ting sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that if id due to lack of v to f total net% ad s and specifications c is of a hypothetical c he condition or defici areas of the sublet	veloped) \$ 262,7 veloped) \$ 262,7 's derived by the erification of rent justment.Comp# ondition that the rep ency does not requir th property, define	is an REO and ha se it sdoes not dec 710 Income Ap cost of replacing t al contracts.Sales 14.&Comp# 3 used pothetical condition the vairs or alterations have re alteration or repair.	s a slight stigma i stly impacted the proach (if developed he materials and approach was for for bracketing th at the improvements a been completed, or tement of assumpt	that is directly opinion of value d) \$ not what the und to be most e adjusted valu have been subject to the
pacted by personal taste which cannot be adjusted. Ubject is missing some tile over stove in kitchen cost to cure \$200 no adjustment mad because it sdoes not dectly impacted the opinion of value dicated Value by Sales Comparison Approach \$260,000 Cost Approach (if developed) \$262,710 Income Approach (if developed) \$ ne cost approach was not used because it's misleading due to the fact that it's derived by the cost of replacing the materials and not what the pical market buyer will pay.Income approach was found to be most ccurate.Most weight given to Comp#2 having least amount of total net% adjustment.Comp#1 &Comp#3 used for bracketing the adjusted value is appraisal is made ∑" as is",	In the comparables have e phone and online sen- spection. No other credi- opinion of value is due . This has no adverse a immary of Sales Comparison ne variance in sale price hypacted by personal tas ubject is missing some dicated Value by Sales Compa- dicated Value b	vices. The sales/ ci ible listings or sale a to lack or recent i affect to subjects in Approach See al a and opinion of vasi- te which cannot b tile over stove in k arison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 mparison Approach \$ 2 is", subject to a following repairs or a ased on the extraordin 1 (inspection of the i	s were found.Sut inspection by the narketability. Itached addendur ilue is the suppor e adjusted. itchen cost to cur 60,000 \$ 260,000 it's misleading du ach was discarde ving least amoun completion per plan alterations on the bas ary assumption that interior and exterior ut) opinion of the i	n. Ing sales in the re e \$200 no adjustr Cost Approach (if de e to the fact that it id due to lack of v t of total net% ad s and specifications c is of a hypothetical c the condition or defici areas of the subjer market value, as de	veloped) \$ 262,7 veloped) \$ 262,7 's derived by the erification of rent justment.Comp# ondition that the rep ency does not require the property, defined ined, of the real p	is an REO and ha se it sdoes not dec r10 Income Ap cost of replacing t al contracts.Sales r1 & Comp# 3 used potetical condition th vairs or alterations hav re alteration or repair: d scope of work, sta property that is the	s a slight stigma i stly impacted the proach (if developed he materials and approach was foo for bracketing th a the improvements a been completed, or tement of assumpt subject of this repr	that is directly opinion of value d) \$ not what the und to be most e adjusted valu have been subject to the

Freddle Mac Form 70 March 2005

Fannle Mae Form 1004 March 2005

#### . . . ....

341-1634274

	Uniform Residential	Appraisal Rep	on	File # 341-16	634274	
*** ]	The appraiser does herby certify that this report was completed i	n compliance within all	DODD-FRAN	K ACT guid	elines and	the
	raisal independence requirements of the TRUTH IN LENDING ACT					
	r third party acting as a joint venture partner, independent contra					
	ender has influenced or attempted to influence the development,					
	rtion, collusion, compensation, instruction, inducement, intimidati					
	one other than the intended used Lender/client as identified on the ppointment to enter the property.	e ist page of this report	, borrower,o	r designate	u contact u	o make
	subject and comparables all have the same functional utility.					
	subject and comparables an nave the same functional compara subject has a town water and town sewer as do all the compara	hies used in this report	which is typ	cal for the a	rea and no	
	sidered adverse to the subjects marketability. The subject and all					
Th	e appraiser has attached a list to this report of similar sales give	n consideration and a ll	st of current	listings give	en consider	ation.
	se sales & listings are not all considered comparables but were g					
	were in line with guidelines and requirements set forth by the clie	ent/intended user.The su	ibjects mark	et is consid	er stable us	sing the
Law	of Economics supply & demand.					
n 						-41
	e appraiser has obtained all information from town hall records a					
	I description and physical address.The NHMLS- (New England Re					
	sidered reliable because the information is developed by realtors e Comps reliable because they are not required to verify informa					
	rd. The appraiser researched all the sales and listings used in thi					
	ds and obtaining the town tax card which is how they are legally					
	raisers for information and verification. Information from prior a					
	rent report and and conditions and adjustments made are made					
	personal items were used in the report for final opinion of value				ixture or ar	1
am	enity. Appliances are considered personal Items and were not giv	en any weight in the op	inion of valu	9.		
	ocation: Subject is is in a suburban location.					
	purban Location is determined by S.M.S.A-(Standard Metropolitar					
Şür	ourban location by S.M.S.A standards depicts rural area by popul	ation and not location.				
Th	e property has no record of ever been anything other than a resid	ential property				
	re is no adverse affect to subjects marketability due to location of					
	ing Compliance :					
Zon	ing compliance.					
	ect is Legal non conforming due to zoning change. Due to lot size	ze . No adverse affect to	o subject ma	rketability d	lue to subje	ect being
Sub						ect being
Sub	lect is Legal non conforming due to zoning change. Due to lot si adfathered and may be rebuilt 100% on same foot print with prop	er permits from town b	uliding dept			ect being
Sub grar	lect is Legal non conforming due to zoning change. Due to lot siz adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE	er permits from town b (not required by Fannie Mae)	uliding dept			ect being
Sub grar Provic	lect is Legal non conforming due to zoning change. Due to lot sk ndfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE ie adequate information for the lender/client to replicate the below cost figures and calcu	er permits from town b (not required by Fannie Mae) lations.	uliding dept	within 2 yea	<b>IFS.</b>	
Sub gran Provic Suppo	lect is Legal non conforming due to zoning change. Due to lot siz adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE ie adequate information for the lender/client to replicate the below cost figures and calcul ort for the opinion of site value (summary of comparable land sales or other methods for	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar	ullding dept v	within 2 yea	ty assessme	ent tax
Sub gran Provid Suppo card	lect is Legal non conforming due to zoning change. Due to lot siz adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE is adequate information for the lender/client to replicate the below cost figures and calcul ort for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site site and extraction method to determine the site value.Lack of comp site site of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site site of comp site site value.	er permits from town b (not required by Fannie Mae) lations. eslimating site value) Ar sates available & limited ti	uliding dept v praiser used ime to gather	within 2 yea	ty assessme results in an	ent tax
Sub gran Provic Suppo card extra	lect is Legal non conforming due to zoning change. Due to lot size adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE is adequate information for the lender/client to replicate the below cost figures and calcu- or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site site aordinary assumption.Cost approach should not be compared to opinion to opinion of the compared to opinion of the site value.Lack of comp site site aordinary assumption.Cost approach should not be compared to opinion of the compared to opinion of the site value.Lack of comp site site aordinary assumption.Cost approach should not be compared to opinion of the site value is the site value is the compared to opinion of the site value.Lack of compared to opinion of the site value is the site value is the site value.Lack of the site value is the site value.Lack of the site value is a site value is a site value	er permits from town b (not required by Fannie Mae) lations. eslimating site value) Ar sates available & limited ti	uliding dept v praiser used ime to gather	within 2 yea	ty assessme results in an	ent tax
Sub grar Provic Suppo card extra repla	lect is Legal non conforming due to zoning change. Due to lot siz adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE is adequate information for the lender/client to replicate the below cost figures and calcul ort for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site site and extraction method to determine the site value.Lack of comp site site of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site site of comp site site value.	er permits from town b (not required by Fannie Mae) lations. eslimating site value) Ar sates available & limited ti	uliding dept v praiser used ime to gather	within 2 yea	ty assessme results in an	ent tax
Sub grar Provid Suppo card extra repla	Lect is Legal non conforming due to zoning change. Due to lot size adfathered and may be rebuilt 100% on same foot print with prop COST APPROACH TO VALUE the adequate information for the lender/client to replicate the below cost figures and calcul or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is arodinary assumption.Cost approach should not be compared to opinia acement cost and is typically used for insurance purposes only.	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sates available & limited ti on of value or given any w OPINION OF SITE VALUE	uliding dept v praiser used ime to gather	within 2 yea	ty assessme results in an bed using the	ent tax
Sub grar Provio Suppo card extra repla ESTIN Source Qualit	Legal non conforming due to zoning change. Due to lot size           hdfathered and may be rebuilt 100% on same foot print with prop           COST APPROACH TO VALUE           de adequate information for the lender/client to replicate the below cost figures and calculor to the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site saordinary assumption.Cost approach should not be compared to opinic accement cost and is typically used for insurance purposes only.           ATED         REPLACEMENT COST NEW           eo foct data         B.Supply / builders           y rating from cost service         60	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ap sales available & limited t on of value or given any w OPINION OF SITE VALUE DWELLING 1,28	uliding dept ppraiser used ime to gather reight because	within 2 yea town proper information i e it's develop	ty assessme results in an ned using the 	ent tax e 104,600
Sub grar Provid Suppo card extra repla ESTIN Sourc Qualit Comm	Lect is Legal non conforming due to zoning change. Due to lot size           indfathered and may be rebuilt 100% on same foot print with prop           COST APPROACH TO VALUE (           de adequate information for the lender/client to replicate the below cost figures and calculate of the opinion of site value (summary of comparable land sales or other methods for an extraction method to determine the site value.Lack of comp site site aordinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only.           ATED         REPRODUCTION OR         REPLACEMENT COST NEW           et of cost data         B.Supply / builders         grating from cost service         60           y rating from cost Approach (gross living area calculations, depreciation, etc.)         buildens.         buildens.	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited ti on of value or given any w OPINION OF SITE VALUE. DWELLING 1,28 1,24 amenities	uliding dept s ppraiser used ime to gather reight because 5 Sq.Ft. @ \$ 8 Sq.Ft. @ \$	within 2 yea town proper information i a it's develop 102.00	ty assessme results in an ned using the =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070
Sub grar Provid Suppo card extra repla Sourc Qualit Comm See	Lect is Legal non conforming due to zoning change. Due to lot size         adfathered and may be rebuilt 100% on same foot print with prop         COST APPROACH TO VALUE         de adequate information for the lender/client to replicate the below cost figures and calcul or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site sa ordinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW te of cost data       B.Supply / builders 9 rating from cost service         y rating from cost service       60       Effective date of cost data       02/04/2017 0.01         attached building sketch for a particular dimensions. The site value	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited ti on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 1,24 amenities Garage/Carport	uilding dept to opraiser used ime to gather reight because its Sq.Fi. @ \$	within 2 yea town proper information i a it's develop 102.00	ty assessme results in an ned using the =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000
Sub grar Provit Suppo card extra repla ESTIN Source Qualit Comm Z See is ty	Lect is Legal non conforming due to zoning change. Due to lot size adfathered and may be rebuilt 100% on same foot print with proper cost and same foot print with proper cost approach to replicate the below cost figures and calculate the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site a aordinary assumption.Cost approach should not be compared to opinit accement cost and is typically used for insurance purposes only.         ATED       REPROACH TO VALUE         accement cost and is typically used for insurance purposes only.         ATED       REPLACEMENT COST NEW         act of cost data       0.2/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited ti on of value or given any w OPINION OF SITE VALUE. DWELLING 1,28 1,24 amenities Garage/Carport Total Estimate of Cost-New	uliding dept s opraiser used ime to gather reight because 55 Sq.Ft. @ \$ Sq.Ft. @ \$	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme results in an ned using the =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416
Sub grar Provit Suppo card extra repla ESTIN Source Qualit Comr See is ty this	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with prop         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calcul or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is ordinary assumption.Cost approach should not be compared to opinit acement cost and is typically used for insurance purposes only.         MATED       REPRODUCTION OR       REPLACEMENT COST NEW         te of cost data       B.Supply / builders         y rating from cost service       60       Effective date of cost data       02/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.) attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sates available & limited th on of value or given any w OPINION OF SITE VALUE. DWELLING 1,28 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical	uliding dept y opraiser used ime to gather reight because 55 Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ functional	within 2 yea town proper information i a it's develop 102.00	ty assessme results in an bed using the =\$ =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000 208,486
Sub grar Provid Suppo card extra ESTIN Source Comm See is ty this anyt	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with prop         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calculate of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is arcdinary assumption.Cost approach should not be compared to opinic acement cost and is typically used for insurance purposes only.         IATED       REPRODUCTION OR       IREPLACEMENT COST NEW         te of cost data       D.Supply / builders       Supply / builders         transform cost service       60       Effective date of cost data       02/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value of coll assessed value. Exceeding percentage does not affect the subject marketability or reflect         hing but the highest best use.       Depreciation was determined by the	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited tr on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697	uliding dept y ppraiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme results in an bed using the =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376)
Sub grar Provid Suppo card extra repla ESTIN Source See is ty this anyt rema	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with properties         COST APPROACH TO VALUE         de adequate information for the lender/client to replicate the below cost figures and calculate or of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site saordinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only.         MATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         te of cost data       B.Supply / builders       y rating from cost service       Effective date of cost data       02/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect       hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited t on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme	uliding dept s praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme           ty assessme           results in an           bed using the           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110
Sub grar Provid Suppo card extra repla ESTIN Source	Lect is Legal non conforming due to zoning change. Due to lot size adfathered and may be rebuilt 100% on same foot print with proper- COST APPROACH TO VALUE ( de adequate information for the lender/client to replicate the below cost figures and calcul or tor the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site to aordinary assumption.Cost approach should not be compared to opinion coerdinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only. MATED ☐ REPRODUCTION OR ⊠ REPLACEMENT COST NEW to for cost service 60 Effective date of cost data 02/04/2017 nents on Cost Approach (gross living area calculations, depreciation, etc.) attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional stment is for amenities not given the same return on the value as	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited tr on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697	uliding dept s praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme results in an bed using the =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376)
Subjaction of the second secon	Lect is Legal non conforming due to zoning change. Due to lot size adfathered and may be rebuilt 100% on same foot print with proper COST APPROACH TO VALUE (COST APPROACH TO VALUE) adequate information for the lender/client to replicate the below cost figures and calculate or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site aordinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only. AATED ☐ REPRODUCTION OR  RepLACEMENT COST NEW the of cost data B.Supply / builders y rating from cost service 60 Effective date of cost data 02/04/2017 enters on Cost Approach for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional stiment is for amenities not given the same return on the value as cost to replace.	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited t on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme	ppraiser used ime to gather reight because 5 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Sq.Ft. @ \$ [Functional 16,679] nts nts	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme           ty assessme           results in an           bed using the           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$           =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110
Subjaction of the second secon	Lect is Legal non conforming due to zoning change. Due to lot size         hdfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE         te adequate information for the lender/client to replicate the below cost figures and calcul or for the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site to aordinary assumption.Cost approach should not be compared to opinion acement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         te of cost data       B.Supply / builders         ty rating from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strment is for amenities not given the same return on the value as cost to replace.	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited ti pon of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (1,24) amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme INDICATED VALUE BY COST AF	uliding dept y ppraiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ functional 16,679 nts nts PPROACH	within 2 yea town proper information / a it's develop 102.00 42.00	ty assessme results in an bed using the =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000
Subj grar Provice Support extrac replation Source S	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with properties         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calculation of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site a aordinary assumption. Cost approach should not be compared to opinic acement cost and is typically used for insurance purposes only.         ATED       REPROACH TO VALUE         accement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR         REPLACEMENT COST NEW         te of cost data       02/04/2017         nents on Cost Approach (gross living are calculations, depreciation, etc.)         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strend is for amenities not given the same return on the value as cost to replace.         atter check       atter (HUD and VA only)       48 Years	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited ti pon of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (1,24) amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme INDICATED VALUE BY COST AF	uliding dept y ppraiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ functional 16,679 nts nts PPROACH	within 2 yea	ty assessme results in an bed using the =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj grar Provice Support extrac extrac extrac extrac source sour	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with properties         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calculate information of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site a aordinary assumption. Cost approach should not be compared to opinic acement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         te of cost data       B.Supply / builders       trains from cost service         training from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strengt is for amenities not given the same return on the value as cost or replace.         ated Remaining Economic Life (HUD and VA only)       48       Years	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited tr on of value or given any w OPINION OF SITE VALUE. DWELLING 1,28 (argap/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme INDICATED VALUE BY COST AF E (not required by Fannie Mae	uliding dept y ppraiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ functional 16,679 nts nts PPROACH	within 2 yea	ty assessme         ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj grar Provice Support extrac replation Source S	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with properties         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calculate or of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is ordinary assumption.Cost approach should not be compared to opinic acement cost and is typically used for insurance purposes only.         IATED       REPRODUCTION OR       IREPLACEMENT COST NEW         te of cost data       B.Supply / builders       yrating from cost service         transform cost service       60       Effective date of cost data       02/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value picially 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect         hing but the highest best use.       Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strend is for amenities not given the same return on the value as cost to replace, ated Remaining Economic Life (HUD and VA only)       48       Years         INCOME APPROACH to VALUE       X Gross Rent Multiplier       Nary of income Approach (including support for market rent and GRM)       INCOME APPROACH TO VALUE	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited tr on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme INDICATED VALUE BY COST AF E (not required by Fannie Mae = \$	uliding dept y ppraiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ functional 16,679 nts nts PPROACH	within 2 yea	ty assessme         ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj. grar Provice Suppy card extra Suppy Source So	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with propertion         COST APPROACH TO VALUE         Le adequate information for the lender/client to replicate the below cost figures and calculate or of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is and calculate and calculate and extraction method to determine the site value.Lack of comp site is a cordinary assumption.Cost approach should not be compared to opinion accement cost and is typically used for insurance purposes only.         MATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         te of cost data       D.Supply / builders       y rating from cost service         trans on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value opically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect         hing but the highest best use.       Depreciation was determined by the alining economic life of the subject in all its improvements. Functional strenct is for amenities not given the same return on the value as cost to replace.         ated Remaining Economic Life (HUD and VA only)       48 Years         ated Monthly Market Rent \$       X Gross Rent Multiplier         nary of income Approach (including support for market rent and GRM)       PROJECT INFORMATION	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited tr on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arge/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme INDICATED VALUE BY COST AF E (not required by Fannie Mae = \$ FOR PUDs (if applicable)	uliding dept y praiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ functional 16,679 nts nts 	within 2 yea	ty assessme         ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subb gran Provide Suppo card extra extra replation Suppo card extra extra extra suppo card extra extra extra extra extra card extra extra extra card extra e	lect is Legal non conforming due to zoning change. Due to lot sized fathered and may be rebuilt 100% on same foot print with proprint with proprint with proprint with proprint of the lender/client to replicate the below cost figures and calculate the device information for the lender/client to replicate the below cost figures and calculate the device information of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site section and extraction method to determine the site value. Lack of comp site section accement cost and is typically used for insurance purposes only.         AATED       REPRODUCTION OR       REPLACEMENT COST NEW         se of cost data       B.Supply / builders         y rating from cost service       60       Effective date of cost data         pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional structional struct is for amenities not given the same return on the value as cost to replace.         ated Remaining Economic Life (HUD and VA only)       48 Years         INCOME APPROACH TO VALUE       X Gross Rent Multiplier         nary of income Approach (including support for market rent and GRM)       PROJECT INFORMATION	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited t on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme INDICATED VALUE BY COST AF E (not required by Fannie Mae = \$ FOR PUDs (if applicable) No Unit type(s) Detact	uliding dept y praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts nts 	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subby gran	lect is Legal non conforming due to zoning change. Due to lot sizes         adfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE         le adequate information for the lender/client to replicate the below cost figures and calculation         off of the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site is aordinary assumption. Cost approach should not be compared to opinio acement cost and is typically used for insurance purposes only.         AATED ☐ REPRODUCTION OR ☑ REPLACEMENT COST NEW         se of cost data       B.Supply / builders         y rating from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional streament is for amenities not given the same return on the value as cost to replace, ated Remaining Economic Life (HUD and VA only)       48 Years         INCOME APPROACH TO VALUE       ated Monthly Market Rent \$       X Gross Rent Multiplier         mary of income Approach (including support for market rent and GRM)       PROJECT INFORMATION         developer/builder in control of the Homeowners' Association (HOA)?       Yes _ N	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ag sales available & limited t on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (arage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme "As-Is" Value of Site Improveme INDICATED VALUE BY COST AF E (not required by Fannie Mae = \$ FOR PUDs (if applicable) No Unit type(s) Detact	uliding dept y praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts nts 	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subby gran	Lect is Legal non conforming due to zoning change. Due to lot size         Indfathered and may be rebuilt 100% on same foot print with proportion of site value information for the lender/client to replicate the below cost figures and calculate information for the lender/client to replicate the below cost figures and calculate information of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site saordinary assumption.Cost approach should not be compared to opinic accement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       ▼ REPLACEMENT COST NEW         see of cost data       B.Supply / builders         y rating from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strent is for amenities not given the same return on the value as cost or replace.         ated Monthly Market Rent \$       X Gross Rent Multiplier nary of income Approach (including support for market rent and GRM)         PROJECT INFORMATION       developer/builder in control of the Homeowners' Association (HOA)?       Yes       N	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited ti pon of value or given any w OPINION OF SITE VALUE DWELLING 1,28 (1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme "As-is" Value of Site Improveme "As-is" Value of Site Improveme (INDICATED VALUE BY COST AF E (not required by Fannie Mae = \$ FOR PUDs (if applicable) No Unit type(s) Detact A and the subject property is an	uliding dept y praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts nts 	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subb gran Provid Support Card extra ESTIM Provid Common Support Support Common Support Support Common Support Support Common Support Support Common Support Su	lect is Legal non conforming due to zoning change. Due to lot sizes         indfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE         ite adequate information for the lender/client to replicate the below cost figures and calculate information of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site a sortinary assumption.Cost approach should not be compared to opinic accement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         ee of cost data       D.Supply / builders       yrating from cost service         y rating from cost service       60       Effective date of cost data       02/04/2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect         hing but the highest best use.       Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strenent is for amenities not given the same return on the value as cost or replace.         ated Monthly Market Rent \$       X Gross Rent Multiplier         nary of income Approach (including support for market rent and GRM)         PROJECT INFORMATION         developer/builder in control of the Homeowners' Association (HOA)?       Yes \$	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited ti pon of value or given any w OPINION OF SITE VALUE. DWELLING 1,22 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697 Depreciated Cost of Improveme "As-Is" Value of Site Improveme = \$ FOR PUDs (if applicable) No Unit type(s) Detact A and the subject property is ar Total number of units sold	uliding dept y praiser used ime to gather reight because 5 Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional 16,679 nts nts 	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj gran Provide Suppy card extra replation Suppy Source Suppy Source State S	lect is Legal non conforming due to zoning change. Due to lot sizes         hdfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE         ite adequate information for the lender/client to replicate the below cost figures and calculated information of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site or and extraction method to determine the site value.Lack of comp site or and extraction method to determine the site value.Lack of comp site or and extraction method to determine the site value.Lack of comp site or and extraction method to determine the site value.Lack of comp site or a cost in a supplication.Cost approach should not be compared to opinit accement cost and is typically used for insurance purposes only.         AATED       IREPRODUCTION OR       IREPLACEMENT COST NEW         et of cost data       D.2/D4//2017         nents on Cost Approach (gross living area calculations, depreciation, etc.)         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strend is for amenities not given the same return on the value as cost to replace, ated Remaining Economic Life (HUD and VA only)         48 Years         INCOME APPROACH TO VALUE         ated Monthly Market Rent \$       X Gross Rent Multiplier         nary of Income Approach (including support f	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sates available & limited th on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme "As	uliding dept s	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj gran Provide Support Card extra replation Support	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with proper structure of the print with proper structure of the print with ender/client to replicate the below cost figures and calculate of the point of site value (summary of comparable land sales or other methods for and extraction method to determine the site value.Lack of comp site is and carraction method to determine the site value.Lack of comp site is and extraction method to determine the site value.Lack of comp site is and extraction method to determine the site value.Lack of comp site is accordinary assumption.Cost approach should not be compared to opinit accement cost and is typically used for insurance purposes only.         (ATED ] REPRODUCTION OR ⊠ REPLACEMENT COST NEW       the cost data D2/04/2017         is to cost data B.Supply / builders       yrating from cost service 60         Yrating from cost service 60       Effective date of cost data 02/04/2017         inents on Cost Approach (gross living area calculations, depreciation, etc.)       attached building sketch for a particular dimensions. The site value picculty 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect         hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional struct is for amenities not given the same return on the value as cost to replace.         ated Remaining Economic Life (HUD and VA only)       48 Years         INCOME APPROACH TO VALUE       Aross Rent Multiplier         mary of Income Approach (including support for	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited ti pon of value or given any w OPINION OF SITE VALUE. DWELLING 1,22 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697 Depreciated Cost of Improveme "As-Is" Value of Site Improveme = \$ FOR PUDs (if applicable) No Unit type(s) Detact A and the subject property is ar Total number of units sold	uliding dept s	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subb gran	lect is Legal non conforming due to zoning change. Due to lot sized fathered and may be rebuilt 100% on same foot print with proportion of the rebuilt 100% on same foot print with proportion of site value information for the lender/client to replicate the below cost figures and calculation of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site is a continuary assumption. Cost approach should not be compared to opinit acement cost and is typically used for insurance purposes only.         AATED       REPRODUCTION OR       REPLACEMENT COST NEW         se of cost data       B.Supply / builders       y rating from cost service         y rating from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strment is for amenities not given the same return on the value as cost to replace.         ated Remaining Economic Life (HUD and VA only)       48 Years         INCOME APPROACH TO VALUE       PROJECT INFORMATION         developer/builder in control of the Homeowners' Association (HOA)?       Yes       N         developer/builder in control of the Homeowners' Association (HOA)?       Yes       N         developer/builder in control of the Homeowners' Association (HOA)?       Yes       <	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited t pon of value or given any w OPINION OF SITE VALUE DWELLING 1,28 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Va	uliding dept y praiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ Functional 16,679 nts nts PROACH	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subb gran	lect is Legal non conforming due to zoning change. Due to lot sized fathered and may be rebuilt 100% on same foot print with proportion of the rebuilt 100% on same foot print with proportion of site value information for the lender/client to replicate the below cost figures and calculation of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site is a continuary assumption. Cost approach should not be compared to opinit acement cost and is typically used for insurance purposes only.         AATED       REPRODUCTION OR       REPLACEMENT COST NEW         se of cost data       B.Supply / builders       y rating from cost service         y rating from cost service       60       Effective date of cost data       02/04/2017         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strment is for amenities not given the same return on the value as cost to replace.         ated Remaining Economic Life (HUD and VA only)       48 Years         INCOME APPROACH TO VALUE       PROJECT INFORMATION         developer/builder in control of the Homeowners' Association (HOA)?       Yes       N         developer/builder in control of the Homeowners' Association (HOA)?       Yes       N         developer/builder in control of the Homeowners' Association (HOA)?       Yes       <	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sates available & limited th on of value or given any w OPINION OF SITE VALUE DWELLING 1,28 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-is" Value of Site Improveme "As	uliding dept y praiser used ime to gather reight because 5 Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ Sq.FI. @ \$ Functional 16,679 nts nts PROACH	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subb grar Provid Support Card extra replation Support Support Source See See See See See See See See See S	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE (         Le adequate information for the lender/client to replicate the below cost figures and calculate the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site a aordinary assumption. Cost approach should not be compared to opinia acement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         ee of cost data       D.2.Uppl / builders       y rating from cost service       60         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strenent is for amenities not given the same return on the value as cost or toplace.         ated Monthly Market Rent \$       X Gross Rent Multiplier mary of Income Approach (including support for market rent and GRM)         PROJECT INFORMATION       A gross Total number of units for sale         number of phases       Total number of units for sale         number of phases       Total number of units for sale         number of units rented       Total number of units for sale         number of units rented       Total	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited th on of value or given any w OPINION OF SITE VALUE. DWELLING 1,22 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697 Depreciated Cost of Improveme "As-Is" Value of Site Improveme = \$ FOR PUDs (if applicable) No Unit type(s) Detact A and the subject property is ar Total number of units sold Data source(s) No II Yes, date of conversil If No, describe the status of con-	uliding dept v ppraiser used ime to gather reight because 5 Sq.FL @ \$ Sq.FL @ \$ Sq.FL @ \$ Functional 16,679 nts PPROACH ) Proceed Attached dwellin pn. mpletion.	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subjection of the second secon	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE (         Le adequate information for the lender/client to replicate the below cost figures and calculate the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site a aordinary assumption. Cost approach should not be compared to opinia acement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         ee of cost data       D.2.Uppl / builders       y rating from cost service       60         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strenent is for amenities not given the same return on the value as cost or toplace.         ated Monthly Market Rent \$       X Gross Rent Multiplier mary of Income Approach (including support for market rent and GRM)         PROJECT INFORMATION       A gross Total number of units for sale         number of phases       Total number of units for sale         number of phases       Total number of units for sale         number of units rented       Total number of units for sale         number of units rented       Total	er permits from town b (not required by Fannie Mae) lations. estimating site value) Arg sales available & limited t pon of value or given any w OPINION OF SITE VALUE DWELLING 1,28 Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improveme "As-Is" Value of Site Improveme "As-Is" Value of Sit	uliding dept v ppraiser used ime to gather reight because 5 Sq.FL @ \$ Sq.FL @ \$ Sq.FL @ \$ Functional 16,679 nts PPROACH ) Proceed Attached dwellin pn. mpletion.	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710
Subj grar Provite Suppy card extra card extra Suppy Source Sisty Source Sisty Source this any remain adjur this any remain extra Suppy Source Sisty Source this any remain extra Suppy Source this sou	Lect is Legal non conforming due to zoning change. Due to lot sizes         Indfathered and may be rebuilt 100% on same foot print with proposed         COST APPROACH TO VALUE (         Le adequate information for the lender/client to replicate the below cost figures and calculate the opinion of site value (summary of comparable land sales or other methods for and extraction method to determine the site value. Lack of comp site a aordinary assumption. Cost approach should not be compared to opinia acement cost and is typically used for insurance purposes only.         ATED       REPRODUCTION OR       Image: REPLACEMENT COST NEW         ee of cost data       D.2.Uppl / builders       y rating from cost service       60         attached building sketch for a particular dimensions. The site value pically 25% of the subject properties total assessed value. Exceeding percentage does not affect the subject marketability or reflect hing but the highest best use. Depreciation was determined by the aining economic life of the subject in all its improvements. Functional strenent is for amenities not given the same return on the value as cost or toplace.         ated Monthly Market Rent \$       X Gross Rent Multiplier mary of Income Approach (including support for market rent and GRM)         PROJECT INFORMATION       A gross Total number of units for sale         number of phases       Total number of units for sale         number of phases       Total number of units for sale         number of units rented       Total number of units for sale         number of units rented       Total	er permits from town b (not required by Fannie Mae) lations. estimating site value) Ar sales available & limited th on of value or given any w OPINION OF SITE VALUE. DWELLING 1,22 1,24 amenities Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 41,697 Depreciated Cost of Improveme "As-Is" Value of Site Improveme = \$ FOR PUDs (if applicable) No Unit type(s) Detact A and the subject property is ar Total number of units sold Data source(s) No II Yes, date of conversil If No, describe the status of con-	uliding dept v ppraiser used ime to gather reight because 5 Sq.FL @ \$ Sq.FL @ \$ Sq.FL @ \$ Functional 16,679 nts PPROACH ) Proceed Attached dwellin pn. mpletion.	town proper information i a it's develop 102.00 42.00 External	ty assessme         results in an         bed using the         =\$	ent tax e 104,600 131,070 52,416 25,000 208,486 58,376) 150,110 8,000 262,710

Freddle Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

Sub	ject	Photo	Page
-----	------	-------	------

Borrower	Roger A. Chopelas				
Property Address	11 St. Laurent Dr				
City	Hudson	County Hillsborough	State NH	Zip Code 03051	
Lender/Client	Evolve Bank and Trust - NH Bedford				



#### Subject Front

11 St. Laurent I	Dr
Sales Price	256,000
Gross Living Area	1,285
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	30492 sf
Quality	Q4
Age	33



### Subject Rear



#### Subject Street

**Interior Photos** 

Borrower	Roger A. Chopelas				
Property Address	11 St. Laurent Dr				
City	Hudson	County Hillsborough	State NH	Zip Code 03051	
Lender/Client	Evolve Bank and Trust - NH Bedford				



Kitchen back splash missing over stove cost to cure \$200 Living



**Dining Area** 

**Bathroom** 



Bedroom

Bedroom

		Interior Photos			
Borrower	Roger A, Chopelas				
Property Address	11 St. Laurent Dr				
City	Hudson	County Hillsborough	State NH	Zip Code 03051	
Lender/Cilent	Evolve Bank and Trust - NH Bedford				



Bedroom

Sun Room



**Other room Basment** 

**Rec room Basment** 



**Bathroom basement** 

Other room Basement Plumb for additional kitchen

Borrower	Roger A. Chopelas				
Property Address	11 St. Laurent Dr				
City	Hudson	County Hillsborough	State NH	Zip Code 03051	
Lender/Client	Evolve Bank and Trust - NH Bedford				



ENV Unotificial Document TEI Shahtman FORECLOSURE Thorse Doce FORECLOSURE DEED Federal National Mortgage Association holder of a mortgage given by David M. Laui to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, dated August 13, 2007 and recorded with the Hillsborough County Registry of Deeds in Book 7888 at Page 1131, by power conferred by said Mortgage and the laws of the State of New Hampshire and in consideration of the sum of Two Hundred Twenty-Seven Thousand Four Hundred And 00/100 Dollars (\$227,400.00), grants to: Federal National Mortgage Association c/o Seterus, Inc., 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005-2348, that portion of the Premises conveyed by said Mortgage and described more particularly in Exhibit "A" attached Executed this 13 day of 126, 20167 m hereto. Property address: 11 Saint Laurent Drive, Hudson, New Hampshire 03051 Pederal National Mortgage Association Pannie Docu unamaa loogiaa Mae"), a corporation organized and existing under the laws of the United States of America, Beneficiary by Seterus Inc., its Attorney in Fact\* \*For Power of Attorney please refer to Book 8816, Page 457 in the Hillsborough County Registry of Deeds By: DOR 2/13/17 Name: William Randolph thes Oceanast Title: Document Management Specialist STATE OF Orgon COUNTY OF Washington In Beaucian On on this 13 day of Feb , 2016, before me personally appeared William Randolph , as Document Management Specialist of Sectorus, Inc., as attorney-in-fact for Federal National Montenana According to a sector Mortgage Association, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed in such capacity, and the free act and deed of Seterus, the fastial () or or attorney-in-fact for Federal National Mortgage Association.

### From: Matt LaFleur MLaFleur@getevolved.com Subject: opinion Date: Feb 17, 2021 at 6:03:50 PM

To: Roger Personal rc91@comcast.net

In my professional opinion, approving a variance request for the additional square footage (in the already approved Accessory Dwelling Unit)

for 11 ST Laurent Drive will not impact property values of the surrounding homes. The existence of <u>a</u> <u>current ADU</u>, and certificate of occupancy, shows the dedication of the homeowner to provide safe and sound housing. Further, the skyrocketing home values in Hudson are making it difficult for people to remain lifelong citizens of Hudson. Lastly, a variance would serve the community to provide substantial housing units as an alternative to purchasing.

Respectfully,

Matthew D. LaFleur 978-551-2662 Cell

Evolve Bank and Trust Loan Officer NMLS# 30261

471 Southbridge Street Auburn, MA. 01501 508-721-2200 Office 603-218-6258 Fax



### From: Roger Personal rc91@comcast.net Subject: Re: Professional opinion Date: Feb 19, 2021 at 11:09:42 AM To: Carol Griffin carolrealtornh@gmail.com

Thank you

Sent from my iPhone

On Feb 19, 2021, <u>at 11:05 AM</u>, Carol Griffin <<u>carolrealtornh@gmail.com</u>> wrote:

I'm sorry ROger, I saw this then got distracted.

In my professional opinion approving the Variance request for additional square footage in the currently approved Accessory Dwelling Unit located at 11 ST Laurent Drive Hudson NH will not impact surrounding homes property values. The existence of the current ADU and certificate of occupancy shows the dedication of the homeowner to provide safe and sound housing. Furthermore, the skyrocketing home values in Hudson NH is making it difficult for people to remain lifelong citizens in Hudson which is evidence that a Variance would serve the community well by providing a stable rental option. Good luck.. if you need me, I would be happy to help any way I can.

	Printed 3/10/2021 1:37PM			Transaction Receipt Town of Hudson, NH	Receipt# 632,752 tgoodwyn	
	Created 3/10/2021 1:34 PM			12 School Street Hudson, NH 03051-4249		
			Description	Current Invoice	Payment	Balance Due
		1.00	Zoning Application 11 St Laurent Dr. Map/Lot 129-094-000			
ł.			Variance Application	0.00	162.3500	0.00
					Total:	162.35

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Roger A Chopelas	CHECK	CHECK # 103	162.35	0.00	162.35
			Total Due:		162.35
			Total Tendered:		162.35
			Total Change:		0.00
			Net Paid:		162.35

103 **ROGER A CHOPELAS** 53-9182/2113 11 SAINT LAURENT DR 3-9-2021 HUDSON, NH 03051 **CHECK ARMER** 9 nte DBA 70 MAPLE \$ 162.35 Town of Hudson Bug to the 35/100 Tollars II Photo Sale Deposite Deposite Deposite Order of -1 Sixty two hundred QA ONC Digital Federal Credit Union www.dcu.org Ro ١ð Vanhe Tin . ŧ ÷, Hadané Olarike RECEIVED MAR 092021 HUDSON FIRE DEPARTMENT INSPECTIONAL SERVICES DIVISION



10 Chairman Gary Daddario called the meeting to order at 7:05 PM, welcomed everyone and read the COVID-19 meeting procedure that in conformance with the NH State of 11 12 Emergency Order #12 confirmed the following: (a) providing public access to meeting 13 by telephone and video access; (b) provided public notice on how to access the 14 meeting; (c) mechanism to advise if there is a problem with accessing meeting and (d) 15 should there be an issue with accessibility, the meeting will need to be adjourned and 16 rescheduled; and (e) that voting would be by roll call vote. Mr. Daddario stated that 17 the Board would go into recess so that the public could call in their questions or 18 concerns during public testimony and added that if anyone cannot gain access, that 19 the meeting would need to be adjourned. Mr. Daddario noted that specific 20 instructions for meeting access was included in both the Applicant Notification and 21 the Abutter Notification and were posted on the website.

22

Mr. Buttrick read the Preamble into the record, identified as Attachment A of the
 Board's Bylaws, which included the procedure and process for the meeting, and the
 importance of the 30-day time period for appeal.

26

Mr. Daddario invited everyone to stand for the Pledge of Allegiance and asked everyoneto sign the contact meeting form for Covid tracking purposes.

29

Clerk Etienne took attendance. Members present were Gary Daddario
(Regular/Chair), Brian Etienne (Regular/Clerk), Leo Fauvel (Regular), Ethan Severance
(Alternate and remote), and Jim Pacocha (Regular). Also present were Bruce Buttrick,
Zoning Administrator, Louise Knee, Recorder (via remote access) and Kara Roy,
Interim Selectman Liaison. Excused was Marilyn McGrath, Selectman Liaison. For
the record, Alternate Severance was seated as a Voting Member.

36

### 37**II. OLD BUSINESS:**

Case 157-001 (02-25-21) (continued from 01-28-21): Andrea Mastrangelo,
 56A Ledge Rd., Hudson, NH requests a Home Occupation Special Exception to
 operate a home hair salon color studio business in the basement area of the primary
 residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI,
 Special Exceptions, §334-24, Home Occupations].

44

45 Mr. Buttrick read the Case into the record, provided a recap of the original 46 continuation and noted that a Public Hearing could not have been held last month 47 due to incomplete abutter notification and advised that even with recent email follow-48 up with the Applicant, a septic design plan has not been submitted to the Town for 49 review.

50

51 Mr. Daddario asked if the Applicant was present. Ms. Mastrangelo was not present at 52 the meeting and Mr. Buttrick checked and confirmed that she was not remotely 53 connected, via phone or online. Mr. Daddario stated that it appears the application 54 has been abandoned. Mr. Buttrick stated that a withdrawal should identify whether it 55 is accepted "with prejudice" and "without prejudice".

56

57 Mr. Etienne made the motion to accept the withdrawal of the application without 58 prejudice. Mr. Pacocha seconded the motion. Roll call vote was 5:0.

59 60

## $\begin{array}{c} 6111. \\ 02 \end{array}$

63 1. Case 259-011 (02-25-21): American Towers LLC and T-Mobile Northeast LLC 64 represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC, P.O. Box 254, 65 Boxford, MA requests a Special Exception for 143 Dracut Rd., Hudson, NH to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a 66 67 mixed use on a single lot that includes a residential use. This proposal is considered a Development of Regional Impact per RSA 36:57 IV, and RSA 12-K:7 Regional 68 69 Notification. [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two 70 (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and 71 Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

72

73 Mr. Buttrick read the Case into the record. Mr. Etienne recused himself as he is an 74 employee of one of the Applicants and left the Board table. Mr. Buttrick referenced his 75 Staff Report signed 2/17/2021, noted that the eleven point eight (11.8) acre parcel is 76 split zoned with the smaller residential zone in the front section along Dracut Road 77 with an existing single family house and several commercial out-buildings previously 78 permitted by Variance in larger rear portion of the lot and advised that: (1) Article III, 79 General Regulations, §334-10.D, Mixed or dual use on a lot, does not apply because 80 §334-95 Siting Standards, states that a "different existing use or an existing structure 81 on the same lot shall not preclude that installation of a commercial wireless 82 telecommunication facility"; and (2) that Site Plan Review (SPR) and a Conditional Use 83 Permit (CUP) from the Planning Board are also required.

84

85 Atty. Daniel Klasnick representing the Applicants was connected remotely and 86 inquired about the Voting Members with Mr. Etienne recused. Chair Daddario 87 responded that there would be only four (4) Members voting on the Case and added 88 that there are no other Members on the Board, Alternates or Regular, and unless a 89 vacant position is filled, there would be only four (4) Voting Members next month. 90 Atty. Klasnick introduced Ryan Monte de Ramos, RF Engineer from T-Mobile, and 91 Scott Wirgaun Engineer from American Towers who were both connected remotely and 92 available to answer questions. Atty. Klasnick stated that they have prepared and 93 submitted their SPR and CUP applications to the Planning Board.

Atty. Klasnick presented a Power Point presentation and the information shared
included:
96

97 Site plan of the 11.8 acre lot showing the Zone line, the residence and • 98 commercial buildings, the proposed 50' x 50' lease area for the tower and base 99 which will house the equipment cabinet and be protected by a 6' high chain link 100 fence and the gravel way, 12' wide and 120' long, from the tower base to 101 existing driveway with its access to Dracut Road, an arterial road 102 • Aerial view showing that the proposed tower location in the already cleared area 103 at the tree edge 104 • Proposal is for a 155' tall monopole tower camouflaged as a pine tree, capable to 105 house four (4) providers, T-Mobile plus three (3) others 106 • T-Mobile intends to have nine (9) panel antenna and one (1) dish antenna at the 107 150' mark and anticipates one monthly maintenance trip to the site 108 • Utilities will be underground 109 Engineer stamped structural letter by Michael Plahovinsak dated 12/29/2020 • Real Estate Market Study by Mark Correnti, SRA dated 12/1/2020 attesting no 110 • 111 diminution in surrounding property values T-Mobile Radio Frequency Report and pictures of coverage areas, pre & post 112 113 Balloon test performed 11/5/2020 - only visible around Dracut Road and Sherburne Road - not visible from Ponderosa Drive, Long Pond Road, Norris 114 115 Road, Beverlee Road, Sagewood Drive, Anna Louise Drive, Robert Road, Spring 116 Street, Spaulding Hill Road, Parham Road, Wilson Drive, Crestwood Drive, 117 Summer Street, Slavin Drive, Gowing Road and Schaefer Circle 118 • Pictures of balloon taken from Dracut Road and Sherburne Road and with 119 tower superimposed at balloon siting 120 121 Mr. Daddario asked Atty. Klasnick to address the five (5) criteria for the granting of a 122 Special Exception (S/E). Atty. Klasnick referenced his brief and noted that the S/E criteria were addressed on pages 4-6. In brief, the information included: 123 124 (1) Use is permitted in the G-1 Zone by Special Exception 125 (2) Use meets Ordinance requirements regarding location, height, site and fall 126 zone radius and applications for Site Plan Review and Conditional Use 127 Permit have been submitted with the Planning Board 128 (3) Proposed use is consistent with the purpose and intent of the Zone, subject 129 to S/E, SPR and CUP 130 (4) Use is compatible with the character of the neighborhood with limited 131 visibility due to natural growth and dense vegetation and tower camouflaged 132 to look like a pine tree 133 (5) Access to be via extension of existing driveway from Dracut Road, an arterial 134 road. 135 136 At 7:46 PM, Mr. Daddario declared a five-minute recess for public to call-in or connect 137 remotely before opening the meeting for pubic testimony. At 7:52 PM Mr. Daddarion 138 called the meeting back to order 139 140 At 7:53 PM, Public testimony opened. Mr. Daddarion asked Mr. Buttrick to read the 141 emails received:

> Not Official until reviewed, approved and signed. As edited [GD, es, JP, BB]

- 142(1) Nancy & Kirk Hauman, 2 Norris Road, asked three (3) questions: (a) if143approved, what is the time frame from start to finish: (b) why is a cell tower144needed because according to coverage map Pelham and Dracut need it more;145& (c) why weren't Norris Road in MA notified of project. Mr. Buttrick stated146that he addressed the notification question, confirmed that notification147complied with the Laws and added that courtesy notices were sent and it148was posted in the Union Leader and the Lowell sun.
- (2) Danielle Robichaud, 126 Norris Road, Tyngsboro, MA, expressed three (3)
  concerns: a(a) health concern for radiation and impact on her children's long
  term well being; (b) decrease in her property value; and (c) animal
  displacement and impact on ecosystem
  - (3) Justin Moreau, 1 Norris Road, Hudson, NH and 132 Norris Road, Tyngsboro, MA, expressed concerns for having a cell tower literally above his head and the long term well being for his young children
- 157 Mr. Daddario asked the Applicant to respond to the emails before continuing with 158 public testimony. Atty. Klasnick stated that the estimated time frame to construct the 159 tower is approximately three (3) months; T-Mobile signed an affidavit for the location 160 and coverage map noting a significant gap in coverage and capacity; FCC has 161 jurisdiction on RF emissions and has standards and referred to the study in the 162 package noting that 2.64% of 100% of allowed exposure; referenced the Real Estate 163 study provided from a Broker attesting to no impact to property values from visibility; 164 and with regard to wildlife there was a detailed checklist and there was no impact, the 165 area is already cleared, there will be minimal grading and little disturbance.
- 166

169

170

171

172

173

174

175

176

177

178

179

180

181

153

154

155

156

- 167 Mr. Daddario asked Mr. Buttrick to queue in the callers:168
  - (1) Nancy & Kirk Hauman, 2 and 130 Norris Road, addressed the Board. Mr. Hauman noted that there were no pictures shown from Norris Road on the balloon test visibility. Atty. Klasnick responded that the balloon was flown to the height of the proposed tower and pictures were taken from public access ways, because they don't have access to private property, in a one-mile radius for its visibility and the balloon was not visible from Norris Road. Mrs. Hauman questioned the location for the proposed tower as it is near an area where three (3) structures exist. Atty. Klasnick stated that the area selected is level and would require minor grading and be accessible from the existing driveway from Dracut Road. Scott Wirgaun, Engineer from American Towers, added that the three (3) buildings are five to six feet (5'-6') higher in elevation the project.
- 182 (2) Kimberly & Justin Moreau, 1 Norris Road, Hudson, NH and 132 Norris Road, Tyngsboro, MA, addressed the Board. Mr. Moreau thanked the ZBA 183 184 and expressed concern that they were not notified of the project, that there 185 is new construction at 151 & 153 Dracut Road and their concerns should 186 also be heard, that this project is dangerous and they are opposed to it. Mr. 187 Buttrick stated that it is the Applicant's responsibility to provide a list of 188 Abutters, not the Town. Atty. Klasnick responded that he did double check 189 the list and that there is one (1) property in between so the Hauman's are

not direct Abutters and added that the point is moot because of their attendance at the meeting. With regard to the project being dangerous, att Klasnick referred to the special report provided from Dr. Hayes that it complies with FCC and added that the proposed tower is a monopole capable of accommodating four (4) carriers.

195 (3) <u>Eugenios Arfanakis Reginas Axxx</u>, 133 Norris Road, <u>Tyngsboro, MA</u> & 221 196 Fox Hollow Drieve, Hudson, NH stated that he is opposed to the project, that he has children and is concerned for their well being as well as for the 197 198 surrounding wildlife and the impact from radiation, and that he has been a 199 Real Estate broker for fifteen (15) years and properties near power lines and 200 cell towers are negatively impacted. Atty. Klasnick stated that all three (3) 201 concerns have been addressed and referenced their studies that this project 202 falls within RF standards, their detailed review from a Broker who testified 203 that there is no negative impact to property values and their wildlife studies 204 that complies.

206 With no other callers, Mr. Daddario opened in-house public testimony at 8:30 PM.

- 207 208 (1) Jeff & Cheryl Zduniak, 135 Dracut Road, stated that they are opposed to the 209 project, that they will have direct visibility of the tower, that there is an 11.8 210 acre lot and decided to place the tower close to the residences and not on 211 the backside of the property and noted that the lot once had a pond and 212 wetlands, that they have health concerns, that 5G tech is unproven, that 213 recent EPA studies show an increase in owl population that could be 214 undermined with this cell tower, that Hudson coverage may be weak but coverage in Pelham, Windham and Dracut is very poor and the tower should 215 216 be placed there, this is not a Hudson problem, and lastly, they were never 217 notified of the other tower that got approved and abandoned. Atty. Klasnick 218 stated that the location for the tower is in the G-1 Zone of the property 219 which is an allowed Use with a Special Exception and the prior location was 220 abandoned as it was unsuitable primarily due to wetlands and access from 221 Dracut Road. 222
- Being no one else to speak, Mr. Daddario closed the public testimony at 8:56 PM.

Mr. Fauvel stated that he has concerns with the weight of the base to the tower and noted that when the tower is to be installed that frost can affect the stability of the land. Atty. Klasnick stated that there is a stamped PE letter attesting that the tower design is structurally sound. Mr. Wirgaun Engineer from American Towers, stated that they did a geotech soil report for the specific site and noted that the depth of the foundation would be below the frost line, ten feet (10') into the ground with a 4 ' x 33' x 33' mat on the surface.

232

190

191

192

193

194

205

Mr. Severance stated that he heard the health concerns expressed but they are not
part of ZBA review and added that it appears the Residential section was arbitrarily
selected at seven hundred feet (700') from Dracut Road.

236

237 Mr. Daddario stated that he too heard the concerns, noted that there would be other 238 hearings with the Planning Board and encouraged public attendance and stated that 239 there are only five (5) criteria that the Zoning Board gets to review for the granting of a 240 241 Special Exception. Mr. Daddario stated the criteria and his opinion:

- 242 Criteria 1: Use requested is permitted by Special Exception – yes, per Table of 243 Permitted Uses 244
  - Criteria 2: Proposed use meets applicable requirements location met
- 245 Criteria 3: Proposed use is consistent with the purpose of the Zone – tower is to 246 be located in the G-1 Zone of the property
- 247 Criteria 4: Proposed use is compatible with character of neighborhood -248 probably most challenging but use is compatible as cell phone usage is commonplace, 249 the location is close to a wooded area and will be camouflaged as a pine tree
- 250 Criteria 5: Primary access must be from arterial or collector roads - access will 251 be via driveway from Dracut Road, which is an arterial road. 252
- 253 Mr. Pacocha made the motion to grant the Special Exception as the criteria have been 254 satisfied. Mr. Fauvel seconded the motion for the same reason and added that the 255 area selected is also the highest area on Dracut Road. Roll call vote was 4:0. Special 256 Exception granted. Atty. Klasnick thanked the Board.
- Board took a five-minute break at 9:14 PM. Meeting resumed at 9:19 PM 258
- 260 2. Case 199-023 (02-25-21): Marc & Gail Mousseau, 75 Pelham Rd., Hudson, 261 NH [Map 199, Lot 023-000; Zoned General (G)] requests the following: 262
- 263 a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the 264 location of an existing garage, which encroaches eleven (11) feet into the front yard setback leaving 39 feet where 50 feet is required as shown on the Certified Plot 265 Plan dated November 18, 2020. HZO Article VII, Dimensional Requirements, §334-266 267 27, Table of Minimum Dimensional Requirements.] 268

Mr. Buttrick read the request into the record and referenced his Staff Report signed 269 270 2/17/2021 and noted that the existing 36' x 30' garage with game room received a 271 Building Permit in 2001 based upon a Plan that showed the fifty-foot (50') front 272 setback was to be met. Mr. Buttrick stated that if there had been a nuisance, there 273 would have been some Code Enforcement activity, but there is no record of such, and 274 added that the Town issued a Permit and in effect could be considered estopple

275

257

259

276 Marc Mousseau connected with the Board over the telephone and shared the following 277 information: the garage was built in 2001 by Permit; the garage does not impede on 278 the roadway, has not been a problem for twenty (20) years and does not pose a 279 nuisance; the cost to correct is not feasible and noted that there are other buildings on 280 Pelham Road that are closer to the road.

281

282 Public testimony opened at 9:29 PM. No one was present to address the Board. There

- 283 were no calls waiting in queue. The Board went into recess for the public to call in. 284 No one called.

Not Official until reviewed, approved and signed. As edited [GD, es, JP, BB]

285

Mr. Fauvel made the motion to grant the Equitable Waiver. Mr. Etienne seconded the
motion. Mr. Fauvel stated that the garage has existed more than ten (10) years and
that its placement was an honest mistake. Mr. Etienne agreed and added that the
Town failed to notice the setback on final inspection. Roll call vote was 5:0

290 292 **b.** A Variance to construct a 2 ft. x 12 ft. roof/garage door overhang which 293 encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is 294 required. [HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31, 295 Alteration and expansion of nonconforming structures and HZO Article VII, 296 of Minimum Dimensional Dimensional Requirements, §334-27, Table 297 Requirements.] 298

Mr. Buttrick read the request into the record and referenced his Staff Report signed
2/17/2021 and noted that a Variance is needed for part of the overhang roof because
part of the garage infringes into the setback.

302

303 Marc Mousseau connected with the Board over the telephone and stated that he wants 304 to add a porch roof that actually encroaches into his front yard and added that it will 305 increase his property value and noted that there is no change in Use, it remains a two-306 car garage with a recreation room. When asked to address the criteria for the granting 307 of a Variance, Mr. Mousseau shared the following information: (1) there would be no 308 negative effect on the neighborhood and not injure public rights; (2) there would be no 309 impact to the neighborhood; (3) justice would be done allowing him to invest/improve 310 his property; (4) there would be no change in appearance and would not diminish 311 property values; (5) there would be no change to the density in the neighborhood and 312 would be an unnecessary hardship not to allow him to improve his property.

313

Public testimony opened at 9:49 PM. No one was present. Board recessed to allow
public to call in. At 9:54 Mr. Buttrick reported that no calls were received.

316

Motion made by Mr. Pacocha and seconded by Mr. Fauvel to grant the requested 317 318 Variance. Mr. Pacocha stated that it is not contrary with public interest, the proposed 319 roof overhang does not exceed the violation of the existing setback violation, it observes the Spirit of the Ordinance, there is no harm to the public and hardship is 320 321 that the building is already partially in the setback and there would be no further 322 encroachment. Mr. Fauvel agreed, the 2' x 12' overhang won't infringe more and there 323 is no adverse affect. Mr. Daddario stated that the five (5) criteria have been satisfied 324 as the request only applies to the overhang and presents no safety issues, no change 325 in character to the neighborhood, no harm to the public and improves the aesthetics 326 of the property and that the hardship is satisfied because the structure already exists 327 and was constructed with a Building Permit. Roll call vote was 4:1. Mr. Etienne 328 opposed based on historical precedent.

329

Mr. Buttrick advised Mr. Mousseau that based on this vote, the Town would issue theBuilding Permit but any construction within the 30-day appeal period would be at his

332 own risk. Mr. Mousseau stated that he will wait for the 30-day appeal period to pass 333 and thanked the Board.

# 334 33**21V. REQUEST FOR REHEARING:**

338 338 No requests were received for Board consideration.

#### 339 V. REVIEW OF MINUTES: 340

341 01/28/21 edited Minutes – Motion made by Mr. Etienne and seconded by Mr. Pacocha 342 to accept the 1/28/2021 Minutes as edited and presented. Roll call vote was 5:0

#### 344VI. OTHER: 345

346 1. Distribution of January 28, 2021 Amended ZBA Bylaws

347 348 Board reviewed the edits made to Pages 5, 9 & 10. Discrepancy noted in the Order of Business. Mr. Etienne stated that the seating of Alternates to vote should be part of 349

350 the Bylaws. Mr. Buttrick asked to incorporate both.

- 351
- 352 2. Home Occupation Special Exception Application- Discussion for proposed draft amendment on retail sales. 353
- 354

355 Board reviewed the addition of No Retail Sales on Site. Mr. Daddarion suggested adding the word "wholesale" into the first sentence on the Application Form. 356

357

358 Discrepancy also noted on the Equitable Waiver Application Form. Mr. buttrick 359 Buttrick asked to add the missing criteria to the Form. 360

- Motion made by Mr. Pacocha and seconded by Mr. Etienne to adjourn the meeting. 361 362 Roll call vote was 5:0. The 2/25/2021 ZBA meeting adjourned at 10:12 PM.
- 363
- 364 Respectfully submitted,
- 365
- 366 Louise Knee, Recorder